

713 1670017

Robert J. Huston, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
John M. Baker, *Commissioner*
Jeffrey A. Saitas, *Executive Director*



157111



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

May 26, 1999

Mr. Win Turner
Project Coordinator
KMA Environmental Services, Inc.
P.O. Box 92
Texas City, TX 77592-0092

RECEIVED
EPA REGION VI
99 JUN -1 PM 3:38
PROGRAMS/INTL BRANCH

Re: Brownfields Services for the Estate of William R. Black, Deceased Site, Galveston,
Galveston County, TX; Voluntary Cleanup Program (VCP) No. G17

Dear Mr. Turner:

The Texas Natural Resource Conservation Commission (TNRCC) has received your application to receive a TNRCC Brownfields Site Assessment (BSA) at the above referenced site. This letter was prepared to inform you that the TNRCC has accepted your application and looks forward to assisting the City of Galveston in environmental investigation, closure and redevelopment activities on this site.

The assistance envisioned by the TNRCC or its contractors will include:

1. Conducting all of the components of a BSA as described in *Draft Guidance and Scope of Work for Conducting Brownfields Site Assessments, July 1998*. This will include updating the Phase I Environmental Site Assessment, identification of lien-holders, examining the site for redevelopment potential and incentives, and performing invasive environmental sampling to better understand the nature and extent of contamination in soils and impacts to groundwater;
2. Technical assistance to the city and other stakeholders regarding the conclusions and recommendation of the BSA;
3. Technical assistance to the city and other stakeholders with specific emphasis on state environmental standards and any related implications regarding this site; and
4. Oversight associated with any additional activities which may be necessary for the issuance of a VCP Certificate of Completion (COC) at no charge, if a VCP COC is requested by the city and other stakeholders.

Mr. Win Turner

Page 2

May 26, 1999

The TNRCC will begin arrangements for environmental consulting contractors to develop and implement a Scope of Work for conducting Item 1 above this summer. Although I will remain the coordinator of this project, these contractors, as representatives of the TNRCC, will likely contact you regarding site access, site security, site history, identifying contacts for interviews, in-kind services, etc.

While the TNRCC does not envision any issues which would prevent the fulfillment of its Brownfields commitments, the work described above will be based on the availability of TNRCC contractors, continued funding of the TNRCC Brownfields Redevelopment Initiative by the U.S. Environmental Protection Agency, and could be affected by any other legal or resource availability limitations.

The TNRCC appreciates this opportunity to assist in this important redevelopment effort. Should you have any questions please contact me at 512-239-2253.

Sincerely,



Byron J. Ellington, CPG
Brownfields Coordinator
Voluntary Cleanup Section
Remediation Division

BE/ts

cc: Ms. Paula Ozymy, BSAPP Project Director, City of Galveston
Mr. Stan Hitt, Brownfields Coordinator, U.S. Environmental Protection Agency, Dallas

Object ID: TB1670001

Owner Info.

Owner Name: CITY OF GALVESTON (STEVE LEBLANC, CIT Phone: (409)766-2150
Owner Address: P.O. BOX 779 City: GALVESTON State: TX Zip: 77553-0779

Site Info.

Site Name: ESTATE OF WILLIAM R. BLACK, DECEASED
Site Address: 600 51ST. ST. City: GALVESTON State: TX Zip: 77550
Latitude: 29 - 18 - 15 Longitude: 094 - 48 - 38 Condition of the site:
Accessibility to the site: 1) 2) 3) Other:
Total Acres: 1.152 Acres Cleaned: Date Cleaned:

Site Use Info.

Proposed use of the site: ☐ Education ☐ Recreation ☒ Industries ☐ Business ☐ Housing
Media Affected: ☐ Air ☐ Soil ☐ Surface Water ☐ Ground Water
Contaminants Present: 1) 2) 3) 4) Other:
Concerns: HYDROCARBON CONTAMINATION DUE TO MISHANDLING OF USED MOTOR OIL
Historical Use: AUTO WRECKER SERVICE/JUNK YARD
Use Restrictions:

Appraisal and General Info.

Zoning: LIGHT INDUSTRIAL Approximate Value: Type of Lead: State EST
Site Characterization: Date of Characterization: Cost of Characterization: \$20,517.00

Regulatory Info.

Applicable Rules: Agency:
Standards:
Status:
Status Date: Certificate Issued: Issued Date: EPA ID:
Comfort Letter: RCRA Issue: Tax Improvement: 0 Employment: 0
Deed Notice: Date of Deed Notice: Site Archived: Date Archived:

Image Info.

Image Index:

Document ID:

Comments (Legal Description, etc.) :

PHASE I & II ASSESSMENTS DONE IN FEB 1993 BY TNRCC & GALVESTON COUNTY HEALTH DISTRICT.

City of Galveston

Estate of William Black

Positives

- City has clear title
- Phase I and Partial Phase II done
- Transportation access good
- Some usable buildings
- Using experienced, good quality consultant
- Texas Enterprise Zone
- Pilot city - wants to use BSA to leverage pilot dollars, so there is a good chance that redevelopment will actually occur

Concerns

Former salvage yard - possible moderate contamination

Already pilot city - they already have a piece of the pie.

Overall Impression

Good.

City of Lubbock

Power Plant/Garage

Positives

- City has clear title
- Possibly only light contamination
- Some buildings usable
- Location near civic center will make it more likely that redevelopment will occur

Concerns

- City is responsible party - how does that work?

Overall Impression

Good. Will be a success - city seems focused and intent on redevelopment.

City of Austin

Greif Yount Partnership

Positives

- City has pilot funds
- Some environmental work already done
- Owners eager to donate land to non-profit
- Redevelopment will be of benefit - use as track and training facility will not create more brownfields
- In city of Austin Designated Growth Corridor

Concerns

- City is already pilot - has piece of the pie
- Use of land as partial landfill means coordinating with MSW

Overall Impression

Good. Apparently we are already committed anyway, but this will be a good success for Austin, a city that has lagged behind others in the Brownfields area.

Center of Hope

Continental Emsco Site

Positives

- Our first non-profit BSA application
- Good redevelopment success story - similar to Latino Learning Center scenario - will not return to brownfields
- Contamination at site may pose threat to human health and environment - should be dealt with

Concerns

- Possible high contamination - expensive
- What about purchase pending situation? What if they back out after status of contamination is discovered?

Overall Impression

Good.

Work Order#: 0090:DRFT/04 Facility:
WO Date: 05/05/1999 To 08/31/1999 Street:
SLR PM: BYRON ELLINGTON City:
WO Type: RI LPST#: BSAESTA PCA:70500
Fiscal Year: 1999 Price List Used: 19TE Fund:550/SERR

ADDITIONAL INSTRUCTIONS:

Work Order created on 05/05/1999 for LPST: BSAESTATE1; Facility: , , by BYRON ELLINGTON

BSA1

Estate of William R. Black, Deceased, City of Galveston

Field Effort 1

Costs Assumptions:

BSA, 71.a.

Collect 3 surface samples, focus on waste piles, grid remaining site - 20.c...

Install 3 Direct Push Borings to GW @ 25', - 20.a...

Collect 2 soil samples each boring 20.g...

Collect 1 GW sample from each boring - 20.h...

Analyze for combination of asbestos, TPH, 8 RCRA metals, limited VOAs, Semi-VOA's - 37.ee,37.rr,37.tt,37.aaa,

9 soil sampling points, add 1 Dup, 1 Field Blank

3 gw sampling points, add 1 Dup, 1 Field Blank, 1 Trip Blank

C:\contracts\Siteact\region3\estate1.sow

Work Order#: 0090:DRFT/04

Facility:

WO Date: 05/05/1999 To 08/31/1999 Street:

SLR FM: BYRON ELLINGTON

City:

WO Type: RI

LPST#: BSAESTA

PCA:70500

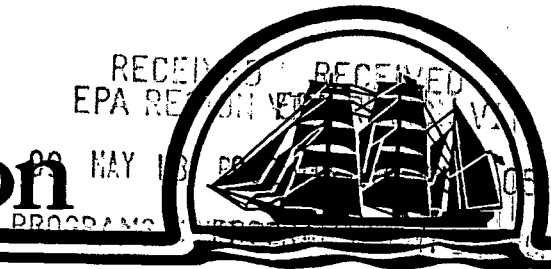
Fiscal Year: 1999

Price List Used: 19TE

Fund:550/SERR

Item	Unit	-----Previous-----		---Additional---		-----Total-----	
	Price	Quantity	Price	Quantity	Price	Quantity	Price
1.a.... INITIAL WORK ORDER	965.00	0.0	0.00	1.0	965.00	1.0	965.00
2..... LIGHT VEHICLE MILEAGE RATE:	0.28	0.0	0.00	200.0	56.00	200.0	56.00
3..... TRAILER MILEAGE RATE:		0.0	0.00	200.0	0.00	200.0	0.00
7..... DIRECT PUSH RIG	107.00	0.0	0.00	1.0	107.00	1.0	107.00
8..... DIRECT PUSH RIG MILEAGE	1.87	0.0	0.00	125.0	233.75	125.0	233.75
19..... LATITUDE/LONGITUDE READINGS	26.75	0.0	0.00	125.0 1.0	26.75	1.0	26.75
20.a.. Install temporary sampling	101.50	0.0	0.00	3.0	304.50	3.0	304.50
20.b... Install temporary sampling	128.25	0.0	0.00	3.0	384.75	3.0	384.75
20.c... Install temporary sampling	155.00	0.0	0.00	3.0	465.00	3.0	465.00
20.d... Install temporary sampling	181.75	0.0	0.00	3.0	545.25	3.0	545.25
20.e... Install temporary sampling	208.50	0.0	0.00	3.0	625.50	3.0	625.50
20.g.. Collection of soil samples	63.90	0.0	0.00	7.0	447.30	7.0	447.30
20.h... Collection of groundwater	63.90	0.0	0.00	4.0	255.60	4.0	255.60
32.c.. From Surface, Stockpile or	13.60	0.0	0.00	3.0	40.80	3.0	40.80
37.ee. Soil, Semivolatiles (EPA	203.30	0.0	0.00	2.0	406.60	2.0	406.60
37.rr. Soil, Total Metals (8 RCRA	72.76	0.0	0.00	10.0	727.60	10.0	727.60
37.tt. Soil, Total Petroleum	42.80	0.0	0.00	10.0	428.00	10.0	428.00
37.aaa Soil, Volatile Organics (EPA	90.95	0.0	0.00	2.0	181.90	2.0	181.90
37.zzz Water, Semivolatiles (EPA	203.30	0.0	0.00	4.0	813.20	4.0	813.20
37.eeee Water, Total Metals (8 RCRA	72.76	0.0	0.00	4.0	291.04	4.0	291.04
37.hhhh Water, Total Petroleum	42.80	0.0	0.00	4.0	171.20	4.0	171.20
37.llll Water, Volatile Organics	90.95	0.0	0.00	5.0	454.75	5.0	454.75
71.a.. Brownfields Site Assessment	3,940.00	0.0	0.00	1.0	3,940.00	1.0	3,940.00
72.b.. Lab Analyses Table	39.00	0.0	0.00	2.0	78.00	2.0	78.00
72.f.. Distribution Map for TPH:	199.50	0.0	0.00	1.0	199.50	1.0	199.50
72.h.. Distribution Map for Single	199.50	0.0	0.00	3.0	598.50	3.0	598.50
75.d.. VCP/Brownfields Project	85.00	0.0	0.00	2.0	170.00	2.0	170.00
75.h.. Geologist:	70.00	0.0	0.00	20.0	1,400.00	20.0	1,400.00
75.n.. Field Technician, Level 1:	45.00	0.0	0.00	20.0	900.00	20.0	900.00
80.a... Sample Shipping:	200.00	0.0	0.00	1.0	200.00	1.0	200.00
80.c... Meals:	25.00	0.0	0.00	4.0	100.00	4.0	100.00
80.j... Other Reimbursables:	1,000.00	0.0	0.00	1.0	1,000.00	1.0	1,000.00
CURRENT W.O. TOTAL			\$0.00		\$16,517.49		\$16,517.49

City of Galveston



Office of the City Manager

P. O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2150 / FAX (409) 763-4847

Mr. Byron Ellington, Project Manager
Voluntary Cleanup Section, MC-221
Texas Natural Resource Conservation Commission (TNRCC)
P.O. Box 13087
Austin, TX 78711-3087

March 4, 1999

RECEIVED

MAR 18 1999

VOLUNTARY CLEANUP SECTION

Subject: City of Galveston Brownfields Site Assessment Pilot Project (BSAPP)
Application for TNRCC Brownfields Site Assessment Services

Dear Mr. Ellington:

Please find attached our application, complete with supporting documentation, for your consideration for TNRCC Brownfield site assessment services. The site being proposed is at 600 51st Street in Galveston, and we believe it to have strong redevelopment potential.

The local taxing entities foreclosed on the property for delinquent taxes. December 8, 1997, the property was conveyed by Sheriff's deed to the City of Galveston as Trustee for all the taxing entities. The property has been abandoned for several years, and was apparently contaminated by the wrecker lot activities performed by Theresa Black, the former owner. Phase I and limited Phase II Environmental Site Assessments have been performed; as well as investigations by the TNRCC and the Galveston County Health District (all documents attached). The soil contamination appears to be co-mingled petroleum hydrocarbons and heavy metals (lead, chromium). As a former salvage yard, the potential for the presence of solvents (carburetor cleaner, degreasers, etc.) is suspected, but was not investigated by the previous assessments. There is also some suspicion that groundwater may be impacted. Although there is no state or federal enforcement action on this site, the TNRCC is aware of the contamination. Prior to the foreclosure, the TNRCC referred the site to their screening committee for consideration of appropriate action. After the foreclosure, TNRCC informed the City of the situation, and suggested the potential use of the Voluntary Cleanup Program (VCP).

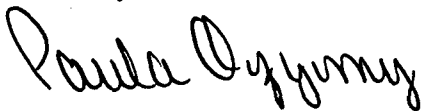
As you may know, the City of Galveston has recently commenced our Brownfields Site Assessment Pilot Project (BSAPP) with a Brownfields pilot grant from the U.S. EPA. We are in the site identification phase of our project, and this site has been identified as a potential Brownfield site and VCP candidate. It is located in our pilot project priority target area, and in Galveston's Enterprise Zone (a copy of the redevelopment incentives are attached). The site fronts on 51st Street, which is a main artery between Harborside Drive and Broadway, both primary thoroughfares leading to Interstate 45. It is close to local rail yards, and the Port of Galveston. It is a small site (1.152 acres), and has some usable buildings. We believe these features make it a strong candidate for redevelopment. We would like to see this property returned to the tax roles, and providing additional employment in an area of Galveston where it is greatly needed.

We are requesting your consideration of this site for the free Brownfield environmental services being offered by TNRCC and EPA. Receipt of such services would allow us to stretch our limited Brownfield pilot funds further, and help make our project more productive. It is our opinion that the site requires a more detailed and extensive Phase II Assessment to delineate the nature and extent of the contamination (including groundwater), and to allow the development of cleanup cost estimates. Due to the site's redevelopment potential, we are also interested in your assistance with incentive, infrastructure, interest, job creation and marketplace assessments.

As to in-kind services available from the City to assist TNRCC, we have contracted with a local environmental engineering and consulting company, KMA Environmental Services, Inc. (KMA), to provide project management, coordination, and environmental services for our BSAPP. KMA would be made available by the City under our contract to assist the TNRCC as you deem appropriate. Such assistance could include site assessment services, quality assurance project plan development, coordination, oversight, local presence, etc. Additionally, the City has already removed the wrecked vehicles, and cleaned up most of the junk and debris from the site. If any more of this is required, it could also be provided.

Again, by receiving such services from TNRCC and EPA, Galveston can stretch our funds for the BSAPP further. Therefore, we would appreciate your kind consideration of the proposed site with the attached application. For general questions or information, you may contact me at (409)766-2150. For specific technical questions, information, and primary coordination, please contact Mr. Win Turner, our BSAPP Project Coordinator from KMA at (409)943-4159. We thank you for your consideration of our application.

Sincerely,



Paula Ozyomy, BSAPP Project Director
City Manager's Office

Cc w/o atts: Mr. Steve LeBlanc, City Manager
Mr. Robert Gervais, City Attorney's Office
Mr. Win Turner, BSAPP Project Coordinator (KMA)
Ms. Camisha Scott, Brownfields Project Officer, EPA Region 6

Application to Receive a TNRCC BSA

The applying local government should fill out the entire application. At the sole discretion of the TNRCC, applications containing unsubstantiated statements will be determined ineligible. For many sections of the application, supporting documentation should be attached to the end of the application.

Section 1: General Information

Site Information

Property Site Name ESTATE OF WILLIAM R. BLACK, DECEASED

Address 600 51ST STREET

City GALVESTON Zip Code TEXAS 77550

Latitude 29.2950 Longitude 94.825

Property size (in acres) 1.152

Applicant Information

Applicant (local government) CITY OF GALVESTON (SEE ATTACHED LETTER)

Contact Person WIN TURNER

Title PROJECT COORDINATOR - BROWNFIELDS PILOT PROJECT

Organization KMA ENVIRONMENTAL SERVICES, INC. (KMA)

Phone (409) 943-4159 Fax (409) 943-4744 E-mail address wturner@KMA-INC.COM

Address P.O. BOX 92

City TEXAS CITY State TX Zip Code 77592-0092

Interest in Property FACILITATE RE-SALE TO NEW THIRD PARTY OWNER

Financial Incentives Available for Property by Applicant THE SITE IS WITHIN THE CITY'S ENTERPRISE ZONE (SEE ATTACHED LIST ON AVAILABLE INCENTIVES)

In-Kind Services Available to Assist the TNRCC with the BSA KMA IS UNDER CONTRACT WITH THE CITY FOR IMPLEMENTATION OF THE BROWNFIELDS PROJECT. KMA CAN ASSIST IN ASSESSMENTS, OVERSIGHT, GRAPP DEVELOPMENT, COORDINATION, LOCAL PRESENCE, ETC. AS MAY BE DESIRED
TNRCC Form No. 10076 BY TNRCC.

Section 2: Property Profile

Property Name ESTATE OF WILLIAM R. BLACK, DECEASED
Other Common Names TERESA BLACK WRECKER SERVICE (FORMER)
Current Owner CITY OF GALVESTON AS TRUSTEE FOR LOCAL TAXING ENTITIES
Ownership in Dispute? Please explain. NO

Legal Description ABST 628 PAGE 89 & 97 N 1/2 OF BLK 410 & N 1/2 OF
ADJ ALLEY & S 1/2 OF AVE F (410-0-2) GALVESTON
Property History

Begin with the current owner and include information regarding the types of business operations as far back as the earliest known industrial/commercial development. (SEE ATTACHED PHASE I ESA)

PRESENT - TAX FORECLOSED - SHERIFF'S DEED CITY OF GALVESTON TRUSTEE
1988-1992 AUTO WRECKER SERVICE / JUNK YARD / SALVAGE YARD
1981 - VACANT UNDEVELOPED
1930-1954 RESIDENTIAL

Property Layout (SEE ATTACHED PHASE I ESA)

Type and Number of Buildings on the property (include structures such as loading docks, lifts, racks, paved parking areas, etc.):

2,629 SQ. FT. OFFICE WOODEN FRAME / WOODEN SIDING
1,272 SQ. FT. METAL WAREHOUSE / CEMENT FLOOR
2,500 SQ. FT. WOODEN WAREHOUSE / CONCRETE FLOOR

Condition of Buildings/Structures: OFFICE - FAIR CONDITION
METAL WAREHOUSE - GOOD CONDITION
WOODEN WAREHOUSE - OLDER / DETERIORATING

NOTE: SITE HAS BEEN CLEARED OF WRECKED CARS / JUNK.

Total Floor Space (approximate square footage): SEE ABOVE

Site Zoning: LIGHT INDUSTRIAL (LI) SEE ATTACHED USE LIST

Application for TNRCC BSA

Page 7

Utilities and Process Information (provide site maps indicating all present and former, active and inactive utilities, piping, tanks, bays, and machinery):

FORMERLY, WRECKED CARS, ONE STORAGE TANK, SEVERAL DRUMS, CONTAINERS, BATTERIES. MOST HAVE BEEN REMOVED BY CITY.

Describe the locations of any adjacent properties that may have the potential for creating environmental concern:

AUTO WRECKING YARD TO WEST OF 51ST. FORMER WASTE PILE TO SOUTH-EAST

Location and Ownership

Is the site owned by the applying local governmental entity or are property taxes owed on the site with foreclosure for failure to pay property taxes likely? Please explain.

THE PROPERTY HAS BEEN CONVEYED BY SHERIFF'S DEED TO THE CITY AS TRUSTEE FOR THE TAXING ENTITIES AS SETTLEMENT FOR TAX LIENS. PROCEEDS FROM A 3RD PARTY SALE WILL GO TO THE TAXING ENTITIES.

Is there any dispute over site ownership? Please explain.

NO

Is the site inside a current federally-designated Empowerment Zone, Federally-designated Enterprise Community (EZ/EC), Texas Reinvestment Zone, or a state-designated Texas Enterprise Zone (TEZ)?

YES. TEXAS ENTERPRISE ZONE.

Is the site abandoned? If so, how long has it been abandoned?

7 YEARS

Are there any federal or state enforcement or superfund actions associated with this site? If so, please elaborate.

NO.

SITE WAS REFERRED TO TNRCC SCREENING COMMITTEE FOR POSSIBLE ENFORCEMENT PRIOR TO FORECLOSURE. TNRCC ADVISED CITY OF CONTAMINATION AFTER FORECLOSURE (1998)

Is the site, or portions thereof, a Resource Conservation and Recovery Act permitted or interim-status facility? If so, please elaborate.

NO

BROWNFIELDS SITE ASSESSMENT PROJECT
SITE ACCESS AGREEMENT

STATE OF TEXAS
COUNTY OF GALVESTON

This ~~MASS~~ ACCESS AGREEMENT is entered into on MARCH 12, 1999 by and between CITY OF GALVESTON AS TRUSTEE FOR THE TAXING ENTITIES, owner of certain real property described below and hereafter referred to as GRANTOR, and the Texas Natural Resource Conservation Commission (TNRCC), hereafter referred to as GRANTEE. The GRANTOR does hereby grant and convey upon GRANTEE, access to, across, and upon the following described property of the GRANTOR, for the purposes set out below.

1.152 ACRES LOCATED AT 600 51ST STREET, GALVESTON, TEXAS, 77550
ABST. 628 PAGE 89 & 97 N 1/2 OF BLK 410 & N 1/2 OF ADJ. ALLEY
& S 1/2 OF AVE. F (4-10-D-2) GALVESTON

In consideration of \$1.00 payment of which is acknowledged by GRANTOR and other good and valuable consideration, the GRANTOR does hereby consent to officers, employees, and parties authorized by the TNRCC entering and having continued access to the subject property for the following purposes:

1. The taking of such soil, water, and air samples as may be determined to be necessary;
2. The drilling of holes and the construction, repair, and maintenance of monitor wells;
3. Other actions related to the investigation of the surface or subsurface conditions;
4. The performance of remedial activity, as necessary.
5. Any or all actions necessary before, during, or after completion of remedial work at this property to mitigate releases or threats of releases of hazardous substances, pollutants, or contaminants from or onto the property.

The GRANTOR retains, reserves, and shall continue to enjoy the use of the surface of such property for any and all purposes which do not interfere with or prevent the use of the property by GRANTEE for the purposes herein described. The GRANTEE may restrict access to a part or all of the property if health and/or safety considerations dictate or an emergency exists. The GRANTOR agrees to abide by such restrictions.

The access, rights, and privileges granted herein are exclusive, and the GRANTOR covenants that he will not convey conflicting rights within the area covered by this grant.

This Agreement shall bind and inure to the benefit of the respective parties, their personal representatives, successors, administrators, heirs, executors, and assigns.

The access, rights, and privileges herein granted shall commence upon execution of this Agreement by both parties and shall remain in effect until December 31, 1999, when the assessment is expected to be completed. If the GRANTEE or property owner does not wish to assume possession and responsibility for the monitor wells, if any, after December 31, 1999, the GRANTOR shall notify the GRANTEE of that fact. The GRANTEE shall, within 180 days after receiving such notice, either abandon any wells that remaining on the property, attempt to renegotiate this access agreement, or obtain a court order to allow continued access.

Nothing in this agreement shall in any manner whatsoever, affect the TNRCC's statutory access rights or inhibit the exercise of those rights in accordance with statutory authority.

City of Galveston



City Attorney's Office

P.O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2152

December 29, 1998

via Fax (409) 943-4744

via First Class Mail

Mr. Win Turner
Brownfield Grant Project Coordinator
KMA Environmental Services, Inc.
P.O. Box 92
Texas City, Texas 77592-0092

Re: **Brownfield Grant Program**
600-51st Street, Galveston, Texas

Dear Mr. Turner:

This letter is to confirm our recent discussions concerning the reported environmental contamination of property located at 600-51st Street, Galveston, Texas. As you are aware, the local taxing entities foreclosed on the property for delinquent taxes. On December 8, 1997, the property was conveyed by Sheriff's deed to the City as Trustee for all the taxing entities. The City holds the property in trust for all the taxing entities. As consultant and project coordinator for the Brownfield Grant program, you have identified a potential source of funding from which the taxing entities could benefit in an attempt to remediate the contamination.

The property was apparently contaminated by the wrecker lot activities performed by Theresa Black, the former owner. The Texas Natural Resources Conservation Commission (TNRCC) is aware of the contamination. The TNRCC is urging the taxing entities to consider entering their voluntary compliance program to remediate the contamination.

As I stated to you, the Tax Foreclosed Property Resale Committee is an interlocal committee comprised of representatives from each taxing entity, whose goal is to facilitate the sale of tax foreclosed properties to third party owners. On December 8, 1998, the Tax Foreclosed Property Resale Committee met and discussed the issue of resale of this property, given the present contamination. After speaking with you, I was able to convey to the Committee the available option of applying for funding through the Brownfield grant program. I explained to the Committee the process of how the City may apply to be included on the list of sites chosen as for funding from the Brownfield grant. If successful, the taxing entities would be awarded funding for Phase I and Phase II environmental assessments. As you explained, the funding is not available for Phase III environmental cleanup. The anticipated cost of Phase I and Phase II assessments for 600-51st Street could range from \$7,000 to \$15,000.

In weighing the options involving remediation, the Committee was unanimous in its decision to apply for Brownfield Grant funding. The Committee directed me to formally request you, as Brownfield Grant Coordinator, to accept our application for inclusion in this program. Please accept this letter as a formal request by the Committee for consideration of 600-51st Street for Brownfield Grant funding.

To date, I have provided you with Phase I and Phase II environmental assessments performed on this property in 1993. In addition, I have provided you with the reports conducted by Billie Zaporteza of the TNRCC and Diane Stevens of the Galveston County Health District. It is my understanding that you will set up a "working group" who will pick from the list of sites to decide which sites will receive funding. The "working group" is scheduled to finalize its decisions by the end of the first quarter of 1999. Assessments could be performed as early as 2nd quarter of 1999.

Should you require additional information for consideration of our application, please do not hesitate to contact me.

Sincerely,



Robert J. Gervais
Assistant City Attorney

CCS: Mayor and City Council Members
Tax Foreclosed Property Resale Committee
Barbara E. Roberts, City Attorney *via e-mail*
Steve LeBlanc, City Manager *via e-mail*
Ron Durst, Director of Housing
Luis Cervantes, Purchasing Supervisor *via e-mail*
Harvey Bazaman, County Attorney *via fax 770-5560*
Guy Henry, Senior Attorney- TNRCC *via fax (512) 239-3434*
FILE: TFPRC- 600-51st Street

APPENDIX E

Enterprise Zone Incentives Package Available to Brownfields

City of Galveston Brownfields Pilot Project

- **State – A one-time state sales tax refund of up to \$5,000 of taxes paid for machinery and equipment for use in the enterprise zone by a qualified business that has operated in a state-designation enterprise zone for at least three years and retains at least 10 jobs. The refund is based upon \$500 for each job retained.**
- **State – A one-time franchise tax refund of up to \$5,000 based upon \$500 for each new job created by a qualified business in a state-designated enterprise zone when at least 10 new jobs have been created.**
- **State – Priority and preference for all economic development programs of the Texas Department of Commerce and potential for priority or preference for other programs administered by the State.**
- **Local – A qualified business in a state-designated enterprise zone may be eligible for up to a 5% reduction on electric utility rate upon negotiation with local electric utility service provider.**
- **Local – Tax abatements will be offered to Projects that meet the requirements set forth by each of the five local taxing entities.**
- **Local – One-time ½ cent sales or use tax refunds for building materials or machinery and equipment for use in the zone. This refund will be capped at \$2,000 per Project.**
- **Local – Waiver of development fees. The one-time waiver of fees will be capped at \$500 per Project.**
- **Local – Accelerated zoning and permit procedures.**
- **Local – An Enterprise Zone Incentive Loan with a floating interest rate at National Prime. Local banks are participating in this program and it is offered at no cost to the City of Galveston.**
- **Local – Job training and services from the Small Business Development Center programs through Galveston College.**

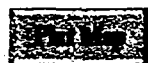
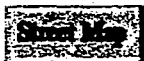
WNE

GALVESTON CAD Real Property Information

GALVESTON Account Number: R103313
 Cross Reference Number: 3505-0410-0000-002

Owner's Name and Mailing Address	CITY-GALVESTON TR		
Location	600 51ST ST GALVESTON, TX 77551		
Description	ABST 628 PAGE 89 & 97 N 1/2 OF BLK 410 & N 1/2 OF ADJ ALLEY & S 1/2 OF AVE F (410-0-2) GALVESTON		
Taxing Entities	Code	Name	Tax Rate
	GGA	GALVESTON COUNTY	.510000000
	S10	GALVESTON ISD	1.500000000
	C30	GALVESTON CITY	.547200000
	R01	ROAD DIST #1	.000000000
	J01	GALV COLLEGE	.187800000
	N01	NAV DISTRICT #1	.036290000
	RFL	CO ROAD & FLOOD	.010000000

PROPERTY		VALUE INFORMATION	
		98 Certified Value	
Exemptions	EX	Improvement Value SUBJ To HS	\$0
Freeze Amount		Other Improvement Value	\$61,330
Number of Improvements	4	Total Improvment Value	\$61,330
Land Acres	1.152	Land Market Value	\$62,780
Deed Date	971202	AG Productivity Value Land	\$0
Deed Volume	012-21-1533	Total Market Value	\$124,110
Deed Page		Total Assessed Value	\$124,110



IMPROVEMENT INFORMATION

ImprovID	TypeCode	Homesite	SPTB Code	Seg Cnt	Descr	Value
1	C	N	F9	1		\$21,850
2	C	N	F9	2		\$32,860
3	C	N	F9	1		\$2,870
4	C	N	F9	1		\$3,750

SEGMENT INFORMATION

Imp ID	Seg ID	TypeCode	Class	Effective Yr Blt	Area	Value
1	1	MA	OBCF	1985	864	\$21,850
2	1	MA	ATCF	1985	1,765	\$31,510
2	2	WD	ATCF		338	\$1,350
3	1	MA	SWDF	1975	1,272	\$2,870
4	1	MA	ARCF		2,500	\$3,750

LAND INFORMATION

LandID	TypeCode	SPTB Code	Homesite	Size-Acres	Size-Sqft	Market Value
1	CL	F9	N	0	50,220	\$62,780

Another Search by Short Account Number

Another Search by Long Account Number

Another Search by Owner Name

Another Search by Address

CITY-GHIVES IN VER(447)

RECEIVED

RESEARCH DESIGN

124, 110

TOPROVEHNTSKETCH 124.110

IMP-13

1ST STYLE	FOUNDATION	EXT. FINISH	INT. FINISH	ROOF STYLE	FLOORING
	CS	WF	N	MT	CO
ATING/A.C.	PLUMBING	FIREPLACE ELECTRICAL	BUILT INS SPRINKLERS	ROOMS CEILING MTS.	BEDROOMS DOORS
AP ID: 357-A				E4	
ELL GPM:			IRR ACRES: 0.00		
REMARKS AND SKETCH COMMANDS					

DATE	PRICE	DEED BOOK I.D.	DEED BOOK PAGE
------	-------	----------------	----------------

TOPOGRAPHY	UTILITIES	ACCESS	ZONE	OTHER
LEVEL	AP	ASP	MF1	SS

[illegible][illegible]

City of Galveston



Department of Planning & Transportation

P.O. Box 779 / Galveston, Texas 77553-0779

PH. (409) 766-2106 / FAX (409) 766-3267

Fax

To: Win Turner

From: Ron Penn

Fax: 409-943-4744

Pages: 5 including cover

Phone: 409-943-4159

Date: March 3, 1999

Re: Brownfields Project/ 600 51st Street

● Comments:

APPENDIX T: LI - LIGHT INDUSTRIAL

PERMITTED USES

ACCESSORY BUILDING RESIDENTIAL
 AMUSEMENT, COMMERCIAL (INDOOR)
 AMUSEMENT, COMMERCIAL (OUTDOOR)
 ANIMAL CLINIC OR PET HOSPITAL (NO OUTSIDE PENS)
 ANTIQUE SHOP
 ART SUPPLY STORE
 AUTO LAUNDRY
 AUTO PAINTING AND BODY SHOP
 AUTO SALES and REPAIR (IN BUILDING)
 AUTO SALES, NEW OR USED CAR LOT (OPEN)
 BAIT AND TACKLE SALES STAND
 BAKERY OR CONFECTIONERY SHOP (RETAIL SALES)
 BAKERY (WHOLESALE)
 BANK OR SAVINGS AND LOAN OFFICE
 BARBER AND BEAUTY SHOP
 BATH HOUSES and SIMILAR SERVICE STRUCTURES
 BOARDING OR ROOMING HOUSE
 BOAT SERVICING
 BOOK AND STATIONERY STORE
 BUILDING MATERIAL SALES
 CABINET OR UPHOLSTERY SHOP
 CAFETERIA OR RESTAURANT
 CAMERA SHOP
 CHARTER FISHING BASE
 CHURCH OR RECTORY
 CLEANING OR LAUNDRY SELF SERVICE SHOP
 CLEANING SHOP OR LAUNDRY (LIMITED AREA)
 CLEANING, DYEING OR LAUNDRY PLANT (COMMERCIAL)
 CLINIC, MEDICAL OR DENTAL
 CLOTHING MANUFACTURING OR SIMILAR LIGHT MANUFACTURING PROCESS
 COMMUNITY CENTER
 COMMUNITY UNIT DWELLING
 CONTRACTORS STORAGE OR EQUIPMENT YARD
 CONVENT OR MONASTERY
 COUNTRY CLUB (PRIVATE)
 DANCE HALL OR NIGHT CLUB
 DAY NURSERY OR KINDERGARTEN
 DEPARTMENT STORE OR DISCOUNT HOUSE
 DOCKS, PORT FACILITIES and SIMILAR SHIPPING ACTIVITY
 DRIVE-IN THEATER
 DRUG STORE OR PHARMACY
 ELECTRIC POWER GENERATING PLANT
 ELECTRICAL SUBSTATION
 FAIRGROUNDS OR EXHIBITION AREA

Appendix T Continued

FARM ACCESSORY BUILDING
FARM, RANCH OR ORCHARD
FIRE STATION
FLORIST SHOP
FRATERNITY OR SORORITY, LODGE OR CIVIC CLUB
FURNITURE OR APPLIANCE STORE
GARDEN SHOP AND PLANT SALES
GAS TRANSMISSION AND METERING STATION
GASOLINE SERVICE STATION
GROCERY STORE
HANDICRAFT AND ART OBJECT SALES
HARDWARE STORE
HEAVY MACHINERY SALES, STORAGE AND REPAIR
HOBBY SHOP
HOME FOR ALCOHOLIC, NARCOTIC OR PSYCHIATRIC PATIENTS
HOSPITAL (CHRONIC CARE)
HOSPITAL (GENERAL ACUTE CARE)
INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE
KEY SHOP
LABORATORY, MEDICAL OR DENTAL / SCIENTIFIC OR RESEARCH
LABORATORY, MANUFACTURING
LETTER OR MIMEOGRAPH SHOP
LIBRARY, ART GALLERY OR MUSEUM
LIGHT MANUFACTURING PROCESS
LITHOGRAPHER OR PRINT SHOP
LOCAL UTILITY DISTRIBUTION LINES
MAINTENANCE AND REPAIR SERVICE FOR BUILDINGS
MARINA
MEDICAL APPLIANCES, FITTING AND SALES
MILK DEPOT, DAIRY OR ICE CREAM PLANT
MINI-WAREHOUSES
MORTUARY
MULTIPLE-FAMILY DWELLING
OFF-STREET PARKING INCIDENTAL TO MAIN USE
OFFICE, PROFESSIONAL OR GENERAL BUSINESS
ONE-FAMILY DWELLING (ATTACHED)
ONE-FAMILY DWELLING (DETACHED)
OPEN STORAGE AND SALE OF FURNITURE, APPLIANCES AND MACHINERY
OPTICAL SHOP OR LABORATORY
PACKAGE STORE
PAINT SHOP
PARI-MUTUEL WAGERING FACILITY
PARK, PLAYGROUND OR COMMUNITY CENTER (PUBLIC)
PARKING LOT - TRUCK STORAGE
PARKING LOT OR STRUCTURE, COMMERCIAL - AUTO

Appendix T Continued

PAWN SHOP
PERSONAL CUSTOM SERVICES SUCH AS TAILOR, MILLINER, ETC.
PET SHOP (SMALL ANIMALS, BIRDS OR FISH)
PLUMBING SHOP
PROVISIONING and RECREATIONAL SPORTING GOODS SALES
PUBLIC ADMINISTRATION OFFICES
RADIO OR TELEVISION TRANSMITTING STATION; COMMERCIAL
RAILROAD OR BUS PASSENGER STATION
RAILROAD TEAM TRACKS, FREIGHT DEPOT OR DOCKS
RAILROAD TRACKS AND RIGHT-OF-WAY
RECYCLING COLLECTION CENTER (INSIDE FACILITY) (Ord 92-1)
RECYCLING CENTER (OUTSIDE FACILITY) (Ord 92-1)
REPAIR OF APPLIANCES, T.V., RADIOS AND SIMILAR EQUIPMENT
RESIDENCE HOME FOR AGED
RETAIL SHOPS, APPAREL ACCESSORIES, GIFTS AND SIMILAR CONSUMER ITEMS
SALES, NEW AUTO ACCESSORIES AND PARTS (IN BUILDING)
SALES, USED AUTO PARTS (IN BUILDING))
SCHOOLS, PRIVATE, COLLEGE OR UNIVERSITY
SCHOOLS, PUBLIC OR PAROCHIAL
SEAT COVER OR MUFFLER INSTALLATION SHOP
SECONDARY RESIDENTIAL STRUCTURE
SERVANT OR CARETAKERS QUARTERS
SEWAGE TREATMENT PLANT
SHOE REPAIR
SIGNS ADVERTISING
SOUVENIR AND SPORTING GOODS SALES
STORAGE OF AUTOS
STORAGE WAREHOUSE
STUDIO, DECORATOR AND DISPLAY OF ART OBJECTS
STUDIO, HEALTH, REDUCING OR SIMILAR SERVICE
STUDIO, PHOTOGRAPHER, ARTIST, MUSIC DRAMA, DANCE
SWIMMING POOL (PRIVATE)
TAVERN
TELEPHONE BUSINESS OFFICE
TELEPHONE EXCHANGE SWITCHING RELAY and TRANSMITTING EQUIPMENT
TENNIS OR SWIM CLUB
TIRE RETREADING AND CAPPING
TRADE OR COMMERCIAL SCHOOL
TRAILER AND MOBILE HOME SALES OR RENTAL
TRANSFER STORAGE AND BAGGAGE TERMINAL
TRAVEL BUREAU OR CONSULTANT
TWO FAMILY DWELLING
UTILITIES PUBLIC OR PRIVATE OTHER THAN LISTED
UTILITY, SHOPS OR STORAGE: YARDS AND BUILDINGS
VARIETY STORE

Appendix T Continued

VETERINARIAN HOSPITAL OR KENNEL (OUTSIDE PENS)
VETERINARIAN, OFFICE (NO ANIMAL HOSPITAL)
WATER TREATMENT PLANT
WATER WELL, RESERVOIR PUMPING STATION OR STORAGE
WELDING OR MACHINE SHOP
WHOLESALE OFFICE, STORAGE OR SALES

USE WITH SPECIFIC USE PERMIT

ADULT BOOK STORE
ADULT MOTION PICTURE THEATER
AIRPORT, HELIPORT OR LANDING FIELD
ASPHALT OR CONCRETE BATHING PLANTS
BED and BREAKFAST
CEMETERY, MAUSOLEUM OR COLUMBARIUM (Ord 94-34)
COMMERCIAL AND AQUA-CULTURE EXCAVATIONS
COMMERCIAL EXTRACTION OF HYDROCARBONS (EXPLORATION, DRILLING,
PRODUCTION, TRANSPORTATION, STORAGE, AND PROCESSING)
COMMERCIAL EXTRACTION OF SOIL, SAND, GRAVEL OR PETROLEUM
CONCRETE CASTING FACILITY
CORRECTIONAL FACILITIES
DEVELOPMENT EXCAVATIONS
DRAG STRIP OR COMMERCIAL RACING
EQUINE STABLE (Ord 91-49)
GO CART TRACK
HOTEL OR MOTEL
MOBILE HOME PARK
RADIO, TELEVISION OR MICROWAVE TOWERS OVER 50 FEET
RECYCLING CENTER (OUTSIDE FACILITY) (Ord 92-1)
RECYCLING SCRAP PROCESSING (Ord 92-1)
REC. VEHICLE/BOAT STORAGE FACILITY
STORAGE OF SHELL SPOIL, SAND AND GRAVEL
WRECKING OR SALVAGE YARD FOR AUTOS OR PARTS
RADIO, TELEVISION OR MICROWAVE TOWERS OVER 50 FEET

Bobby - See me

Texas Natural Resource Conservation Commission

INTEROFFICE MEMORANDUM

To: FILES

Date: April 24, 1998

Thru: Nicole M. Bealle
Team Leader
Industrial & Hazardous Waste Section

From: Billie C. Zaporteza, Region 12
Houston Office

Subject: Estate of William R. Black, Deceased
600 51st Street Galveston, TX
Potential areas for hydrocarbon contamination
Complaint Investigation Number EF930500018
Conducted on 12/9/97 through 2/24/98

John Mead
William P. Pumphrey
512-239-0677
CITY ATTORNEY
FEED DORST
DIR HOUSING - GALV

I. INTRODUCTION

The subject complaint was received by this office via fax from Central Office on 5/23/93 (see Attachment 1). An initial investigation was conducted by a former TNRCC employee (Ms. Beverly Halet) on 11/22/93; however, the results of this investigation was not officially finalized. There were photographs on file (see Attachment 2) taken by Ms. Halet on 11/22/93. The complaint was reassigned to Ms. Billie C. Zaporteza on 9/25/97 as it was not known whether or not the alleged complaint/problem has been resolved. A follow-up site investigation was conducted by Ms. Zaporteza on 12/9/97.

Alleged Complaint/Problem

FDIC hired an outside contractor to conduct an environmental site assessment of the property located at 600 51st Street in Galveston. The assessment concluded that there was potential for hydrocarbon contamination due to wastes found on site.

II. RESULTS OF INVESTIGATION

On 12/9/97, Billie C. Zaporteza, Environmental Investigator from Region 12 Houston Office of the Texas Natural Resource Conservation Commission (TNRCC) conducted a site investigation. Mr. Mike Davis of Wade's Auto Sales, the tenant on the property, was present at the time of this investigation. During this investigation, wrecked cars, tires, four (4) 55-gallon waste oil drums, two (2) 1-gallon paint cans, seven (7) 5-gallon waste storage containers, automotive parts and miscellaneous automotive and disposed waste materials were observed on-site. See Photographs 1-5, Attachment 3. Further investigation revealed that the City of Galveston was in the process of evicting the tenant (Mr. Davis) as the property went into foreclosure in December 1997 as published on 11/10, 17, 24, 1997, on The Daily News, by the

600 51st Street Galveston, TX

April 24, 1998

Page 2

56th District Court, Galveston County Judicial District (see Attachment 4). Mr. Davis on behalf of Wade's Auto Sales stated that they have been renting the property for about six months (from the date of this investigation), with an "option to buy" agreement with Teresa K. Black. During the course of this investigation, Teresa K. Black came on-site to the back of the property, where the wrecked cars were parked. Ms. Zaportezza asked Ms. Black about the current ownership on the property and the status of site remediation in 1993 when FDIC was the lienholder. Ms. Black stated that "no work was done, property is reverted back to City of Galveston". Ms. Zaportezza contacted also Mrs. Ann Davis (wife of Mr. Davis) and Attorney Karen Madden (409-765-5515) who handles property for tax sale. It was determined that the current lienholder on the property was Federated Financial Services; however, this company withdrew their lawsuit against the owner (Teresa K. Black) due to ongoing environmental concerns. Later, it was determined that the City of Galveston acquired ownership of the property through tax delinquency on 12/8/97.

On 12/8/97, Ms. Zaportezza contacted via telephone (281/316-2454) Mr. Eddie Scott of Northwest Envirocon, Inc. (NWE), the consultant hired by FDIC in 1993 to conduct a site assessment (Phase I and Phase II) on the property. According to Mr. Scott, a proposal to delineate the scope of hydrocarbon contamination (Phase III) was proposed to FDIC on 4/28/93 (see Attachment 5). However, no response was received regarding the proposal. The sample results contained in the 1993 site assessment report showed evidence of hydrocarbon contamination. The Total Petroleum Hydrocarbons (TPH) on sample 1A and 5 showed a TPH of 9,396 mg/kg and 2,309 mg/kg, respectively. None of the samples showed TCLP results above the permitted limits. Lead and chromium results were less than 0.50 mg/l and less than 0.01 mg/l respectively. No other metals or organic compounds were detected in any of the samples at levels above the regulatory limits.

Following the site investigation on 12/9/98, Ms. Zaportezza referred this complaint to the Galveston County Health District (GCHD) for follow-up and further investigation. The complaint was assigned to Diana Stevens of GCHD. Ms. Stevens was informed of the foreclosure proceedings, new ownership and the 1993 site assessment reports on the property.

On 12/10/97, Ms. Zaportezza spoke to Mr. Robert Gervais, Assistant City Attorney, City of Galveston (1/409/766-2152) to inform them of the recent investigation on the property and the referral to Galveston County Health District for follow-up and further investigation.

On 1/7/98, this Office provided Barbara E. Roberts, City Attorney, City of Galveston, copies of the site assessment reports (Phase I and Phase 2). See cover letter and copies of the site assessment reports in Attachment 6.

On 3/3/98, this Office received a report on the investigation conducted by Ms. Stevens of GCHD (see Attachment 7). In the report, Ms. Stevens concluded that the former owner (Teresa K. Black) was responsible for the contamination present at the site. A notice of violation was mailed to Ms. Black on 2/3/98 and 2/13/98 by GCHD alleging violation of the Texas Health &

600 51st Street Galveston, TX

April 24, 1998

Page 3

Safety Code, Subchapter C, Section 371.041 for the storage and mishandling of used motor oil; and, Subchapter B, Section 341.013 for solid waste dumping. Ms. Stevens stated that Ms. Black was not showing any signs of cooperation regarding the remediation process. The case was referred back to this Office for further enforcement action.

On 3/27/98, this Office received a copy of the letter sent to Ms. Black by GCHD (see Attachment 8). In the letter, Ms. Black was informed that the case has been referred to the TNRCC. A response from Ms. Black regarding the notice of violation was included. Ms. Black denied all the allegations made by the GCHD.

III. CONCLUSION

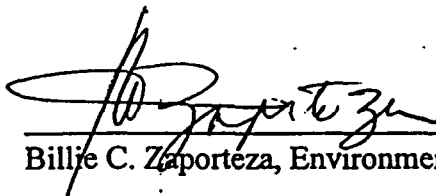
The conditions observed on -site during the 12/9/97 investigation conducted by Ms. Zaporteza of the TNRCC and the subsequent investigations conducted by Ms. Stevens of GCHD indicated that potential for hydrocarbon contamination on the property exists due to oil spills and disposed waste materials on-site.

The used motor oil generated on -site was managed in a manner that damages the environment. This constitutes violation of 40 Code of Federal Regulations Subpart B, Part 279.12 and 30 Texas Administrative Code 324.4 (1) - Prohibitions. [Category A 11.g.(3) Violation]. Therefore, initiation of formal enforcement action is warranted.


Additionally, the storage and mishandling of the used motor oil constitutes violation of the Texas Health & Safety Code, Subchapter C, Section 371.041; the solid waste dumping constitutes violation of the Texas Health & Safety Code, Subchapter B, Section 341.013.

This information is submitted as file data.

Signed:


Billie C. Zaporteza, Environmental Investigator

Approved:

 4/24/98
Nicole M. Bealle, Team Leader
Industrial and Hazardous Waste Section, Region 12- Houston

Attachments
NMB/BCZ/bz

cc: Rama S. Yadav, I&HW/MSW Team Leader; Andy Vance, MSW Group Leader

Barry R. McBee, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
John M. Baker, *Commissioner*
Dan Pearson, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

Certified Mail

April 29, 1998

Ms. Teresa K. Black
P.O. Box 16108
Galveston, TX 77552

Re: Former Black's Wrecker Service, 600 51st Street Galveston, TX

Dear Ms. Black:

On 12/9/97, a representative of our office conducted an inspection of the above-referenced facility to evaluate compliance with applicable industrial solid waste, municipal solid waste requirements. On 12/11/97, a subsequent investigation was conducted by Ms. Diana Stevens of Galveston County Health District. During those inspections, alleged violations were identified. Enclosed is a summary which lists the inspection findings.

Please be advised that the Legislature has granted enforcement powers to the Texas Natural Resource Conservation Commission (TNRCC) to carry out its mission to protect human health and the environment. Because of the serious nature of the alleged violations noted during this inspection, the Regional Office is referring this case to our agency's screening committee for consideration of appropriate enforcement action. Additional alleged violations may be cited upon further review. We would encourage you to immediately begin taking actions to address the outstanding alleged violations.

If you have any questions, please contact Ms. Billie C. Zaportez in our Houston Regional Office at 713-767-3634.

Sincerely,

A handwritten signature in cursive script that reads "Nicole M. Bealle".

Nicole M. Bealle
Team Leader & Complaints Coordinator, I&HW Program
Houston Regional Office

BCZ/bz
enclosure

cc: Barbara E. Roberts, City Attorney, City of Galveston (with encl)
P.O. Box 779, Galveston, TX 77553-0779

Diana Stevens, Galveston County Health District (with encl)
P.O. Box 939 La Marque, TX 77568

SUMMARY OF INSPECTION FINDINGS

Facility: Former Black's Wrecker Service 600 51st Street, Galveston, TX	TNRCC ID: None [Complaint Investigation EF # 930500018]	Inspection Date: 12/9/97
--	---	--------------------------

OUTSTANDING ALLEGED VIOLATIONS

Requirement(s) Cited	Description of Alleged Violation and Corrective Action Recommendation	Compliance Due Date
<u>40 CFR 279.12/ 30</u> <u>TAC 324.4 (1) -</u> <u>Prohibitions</u> <u>Texas Health & Safety</u> <u>Code, Subchapter C,</u> <u>Section 371.041</u>	<p><u>Storage and mishandling of used motor oil generated on site</u></p> <p>During the 12/9/97 investigation by the TNRCC, four (4) 55-gallon waste oil drums, severe surface staining and oil spills on the ground were observed behind the wooden warehouse.</p> <p>The sample results contained in the 1993 site assessment report showed evidence of hydrocarbon contamination.</p>	5/29/98
<u>30 TAC 330.4 - Permit</u> <u>Required</u> <u>Texas Health & Safety</u> <u>Code, Subchapter B,</u> <u>Section 341.013</u>	<p><u>Solid waste dumping (i.e. miscellaneous disposed automotive waste materials on-site)</u></p> <p>During the 12/9/97 investigation by the TNRCC, wrecked cars, tires, two (2) 1-gallon paint cans, seven (7) 5-gallon waste storage containers, automotive parts, miscellaneous automotive wastes and garbage pile were observed on-site.</p> <p>The 1993 site assessment report indicated that wrecked cars, containers of used lubricants and disposed waste materials were observed on-site; batteries and other automobile parts were not properly stored.</p>	5/29/98

LIST OF ATTACHMENTS

600 51st Street Galveston, TX

Complaint Investigation Number EF930500018

1. Complaint referral from Central Office (5/25/93)
2. Photographs taken by Ms. Halet on 11/22/93
3. Photographs taken by Ms. Zaportéza on 12/9/97
4. Foreclosure Notice on the property as published on The Daily News
5. NWE's proposal to do a Phase III Site Assessment including Sample results contained in the 1993 Site Assessment Report (Phase I and Phase II)
6. Letter to City Attorney including copies of Phase I and II Site Assessment Reports
7. Investigation report conducted by Ms. Stevens, GCHD
8. Copy of letter sent to Ms. Black by GCHD

ATTACHMENT 1

TEXAS WATER COMMISSION
FIELD OPERATIONS DIVISION
CENTRAL OFFICE
DATE: 5-25-93

TO: TWC Dist. 2

FROM: Marion Gatchford,
Complaint Coordinator



TOTAL PAGES 3
FAX # 512//463-8310



TEXAS WATER COMMISSION
INVESTIGATION REPORT

DISTRICT 7

INVESTIGATION NO. EF930500018

DATE INVESTIGATION REQUESTED: 5-25-93

SOURCE:

NAME:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

ENTITY: Site located at 600 61st Street, Galveston, Texas.

COUNTY: Galveston

LOCATION: See Entity above.

ALLEGED PROBLEM: See attachment of copy from FDIC. FDIC hired an outside contractor to conduct an environmental site assessment of the property located at 600 61st Street in Galveston, Texas. The assessment concluded that there was potential for hydrocarbon contamination due to the wastes found on site.

CENTRAL OFFICE ACTION: Sent by fax to District 7.

SIGNATURE:

Marian Latchford

DATE: 5-25-93

SENT BY: Olivetti FX 2100 : 5-25-93 : 9:22AM :
05-25-1993 07:44 512 8 2550

5124838310-
INDUSTRIAL AND HAZARDOUS WASTE

713 457 6107:# 3
P.01/01

F D I C

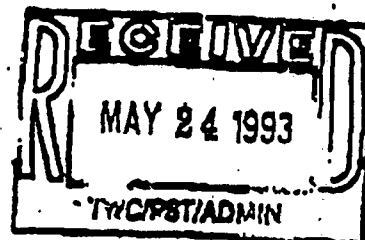
FEDERAL DEPOSIT INSURANCE CORPORATION

7324 Southwest Freeway, Suite 1600
Houston, Texas 77074 (800) 833-5937 or (713) 270-4563

Houston Consolidated Office (Legal)

May 19, 1993

Estate of William Richard Black Sr.
c/o Teresa K. Black
600 61st Street
Galveston, Texas 77551



RE: Environmental Report Indicating Possible
Presence of Environmental Contamination on
the Estate of William Richard Black Sr.
Site located at 600 61st Street, Galveston, Texas

Dear Ms. Black:

As you may be aware the FDIC recently engaged an outside contractor to conduct an Environmental Site Assessment of the collateral for the above-referenced loan ("Property"). The results of those assessments suggest the possible presence of various types of environmental problems on the Property. Potential problem areas pointed out in the report include a potential for hydrocarbon contamination from the following: wrecked cars stored on the subject property, three 55-gallon waste oil drums, a 1,000-gallon above-ground gasoline storage tank, two 20-gallon plastic storage containers, batteries, automobile parts and disposed waste materials. According to the report, there is visible soil staining, evidence of recent and historic fill activity and effectively no vegetation. Standing water was noted to have an oil sheen on it. Therefore, you may wish to refer to applicable statutes and regulations of federal or state environmental regulatory agencies to ensure that there has not been a failure to comply any with obligations the record owner may have as owner or operator under applicable environmental law.

As a lien holder, not the owner or operator of the Property, the FDIC is not responsible for the various types of regulatory requirements which may be applicable to the referenced site. However, because of the potential severity of the matters contained in the report, this notice is given to alert you to those potential dangers.

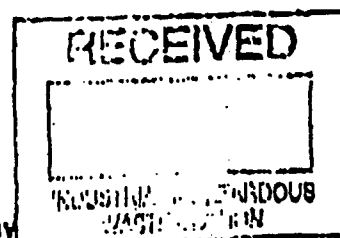
The information suggesting contamination may not be accurate or complete, and the FDIC does not represent or warrant the accuracy or completeness of that information. It is suggested that the owner of the Property take action to verify independently the presence or absence of contamination on the Property.

Thank you for your attention to this matter.

Very truly yours,

Robert Davidson

Robert Davidson III
Environmental Response Attorney



cc: Texas Water Commission

ATTACHMENT 2

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX

Photograph taken by Beverly M. Halet
on November 22, 1993



Photograph B: Leakage from 55-gallon drum to driveway in front of metal building.

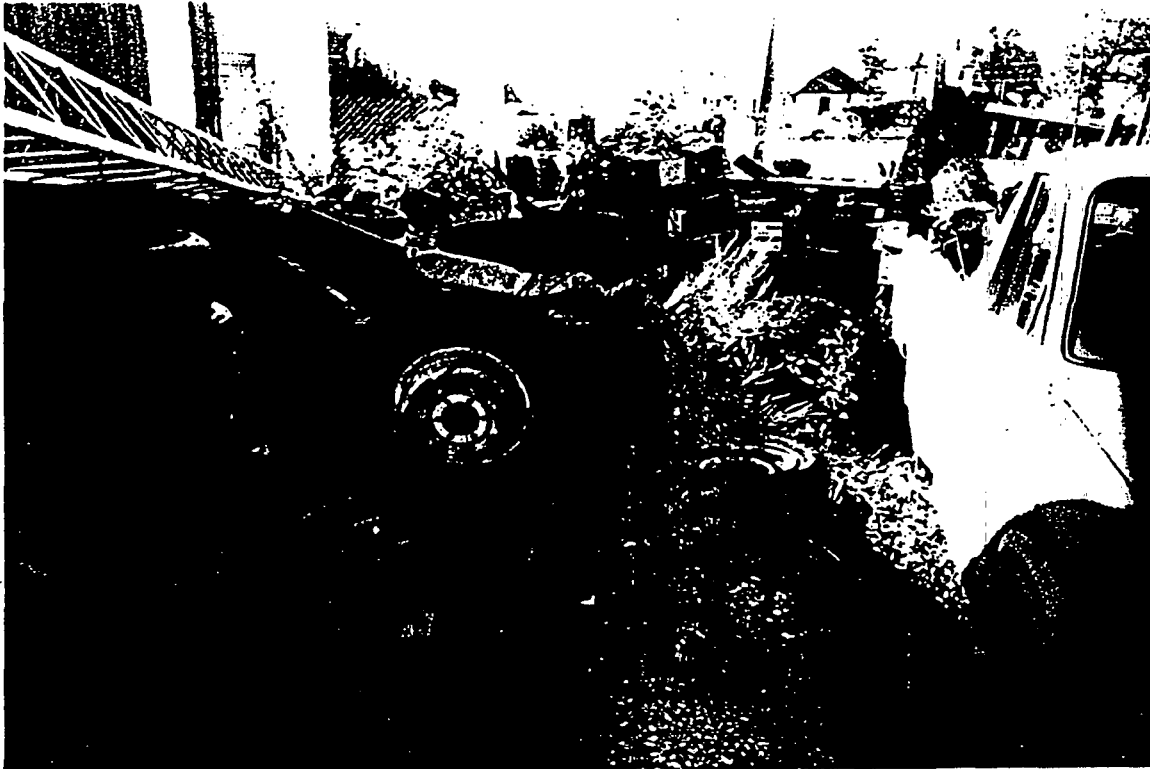
Note Photograph A was missing

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX

Photograph taken by Beverly M. Halet
on November 22, 1993



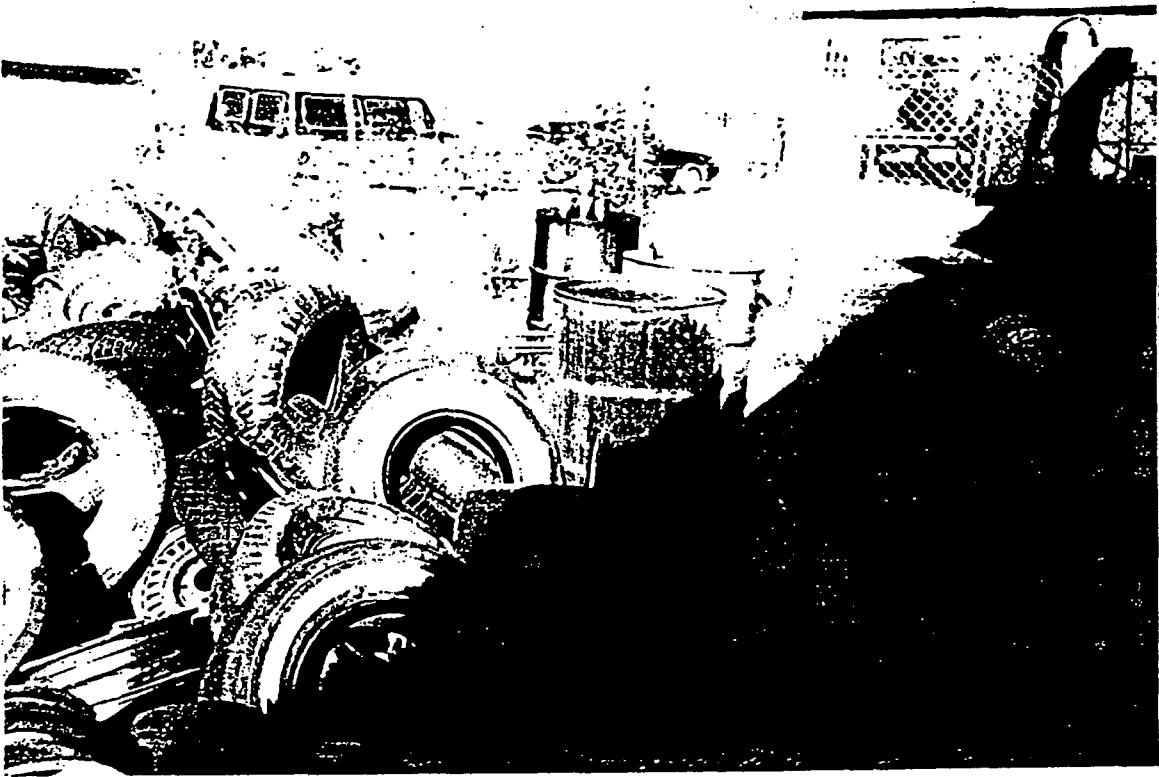
Photograph C: Batteries and tires stored on property at
Ricky Black's Wrecker Service.

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX

Photograph taken by Beverly M. Halet
on November 22, 1993

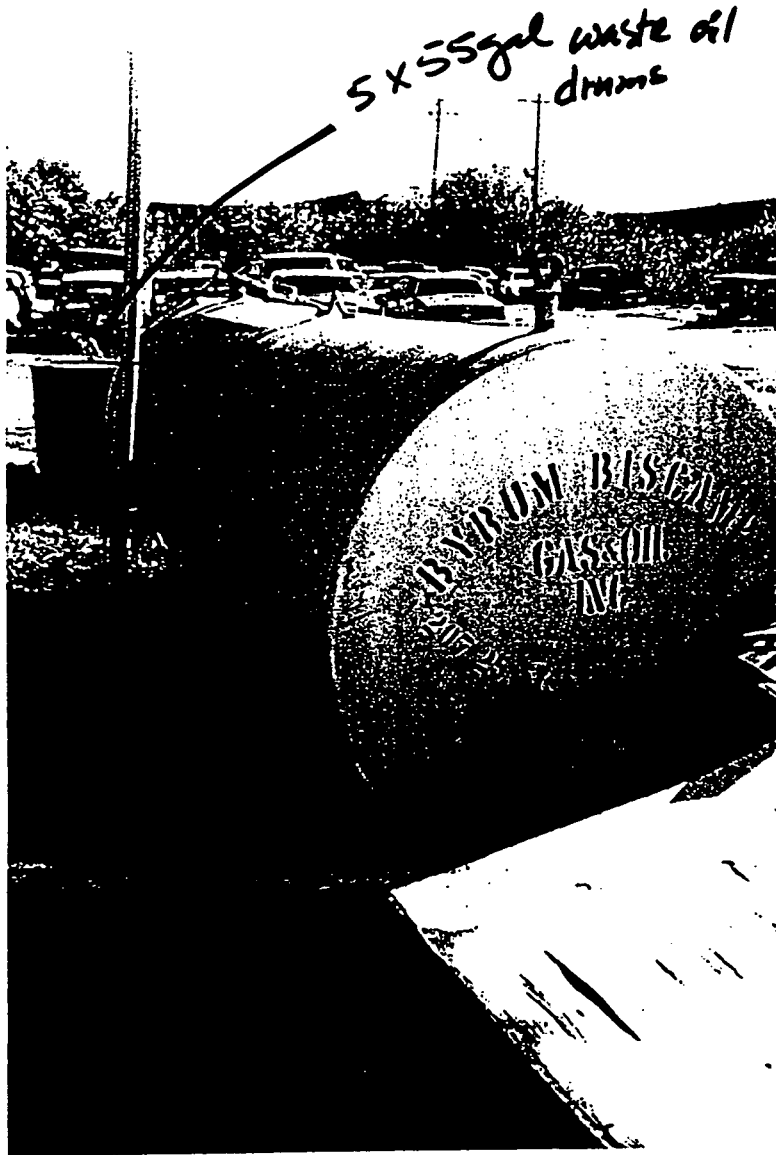


Photograph D: Six waste oil drums stored inside fenced area
in front of wooden building.

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX
Photograph taken by Beverly M. Halet
on November 22, 1993



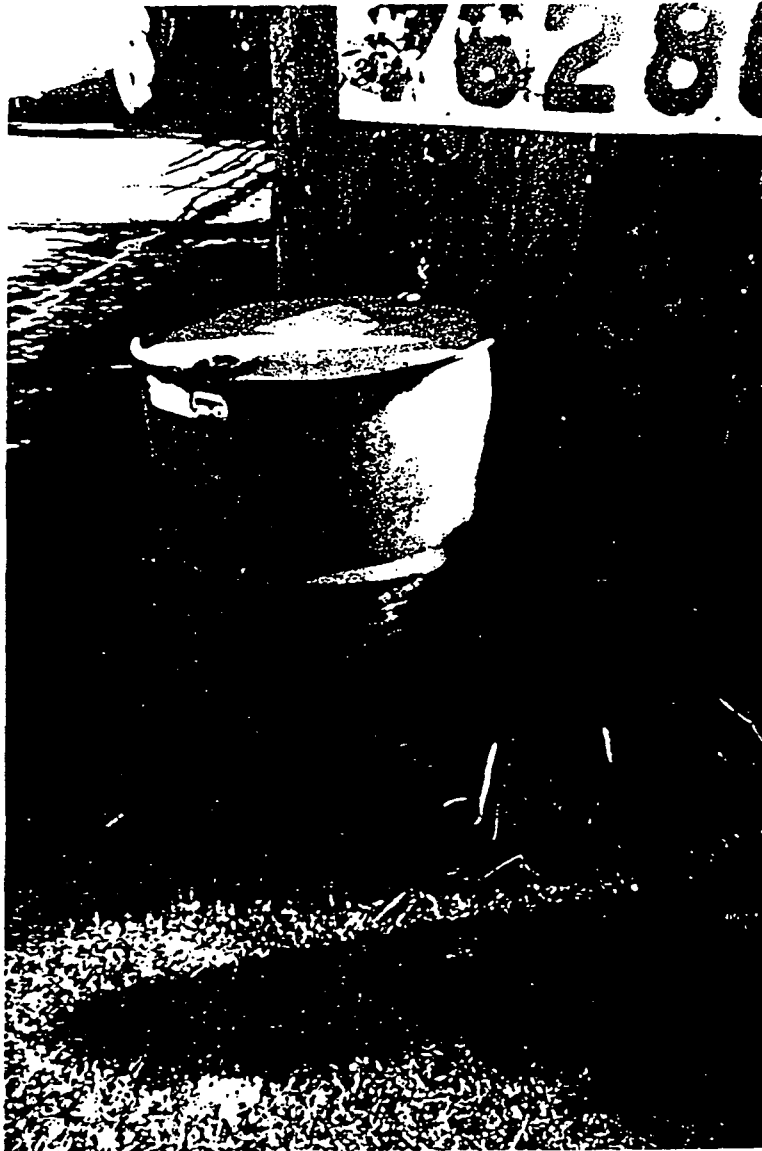
Photograph E: Inactive fuel tank and five waste oil drums
located behind metal building.

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX

Photograph taken by Beverly M. Halet
on November 22, 1993



Photograph F: Empty 55-gallon drum which previously contained waste oil.

COMPLAINT INVESTIGATION

EF#930500018

600 51st Street, Galveston, TX

Photograph taken by Beverly M. Halet
on November 22, 1993



Photograph G: Incorrect label of 55-gallon drum. Owner, Ms. Black, stated drum contained waste oil.

ATTACHMENT 3

600 51st Street Galveston, TX
Photo taken by Billie C. Zaporteza on 12/9/97



Photo 1 Showing the wrecked vehicles and tires on the northeast corner of the property

600 51st Street Galveston, TX
Photo taken by Billie C. Zaporteza on 12/9/97



Photo 2 Four (4) 55-gallon waste oil drums; two (2) 1-gallon paint cans and other debris behind the wooden warehouse, south of the property

EF 7305000/8

600 51st Street Galveston, TX
Photo taken by Billie C. Zaporteza on 12/9/97

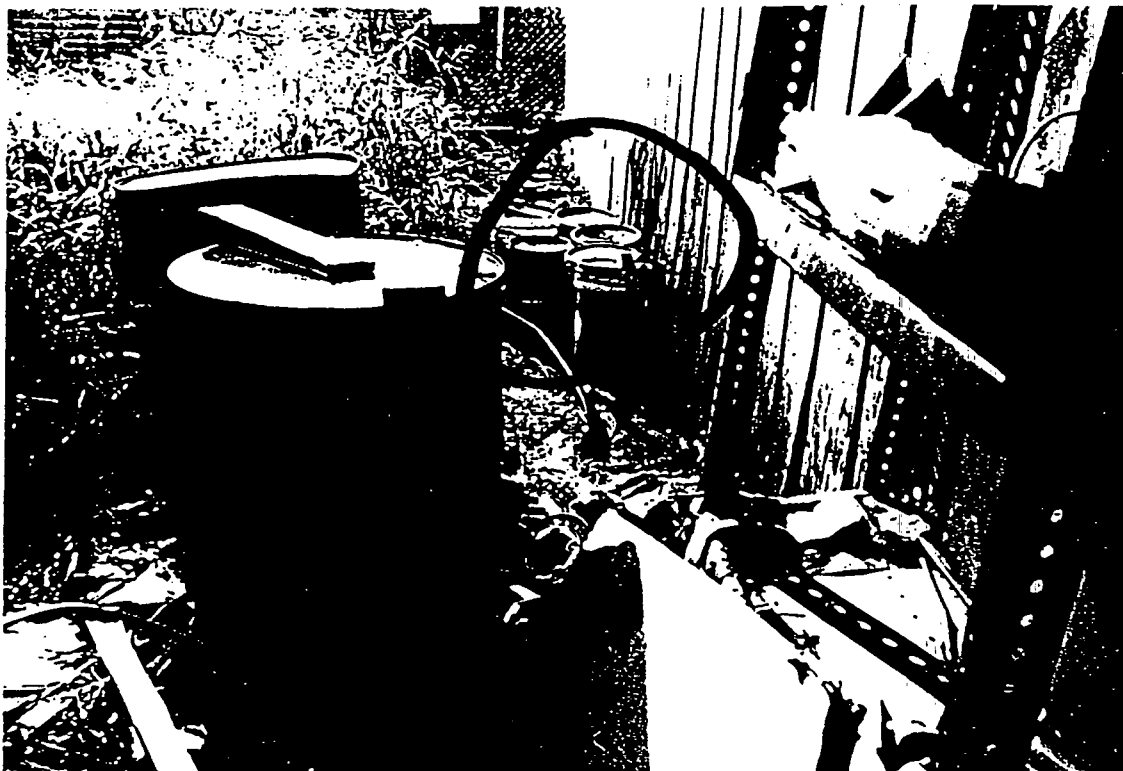


Photo 3 Seven (7) 5-gallon waste containers behind the wooden warehouse, south of the property

LF 93050000

600 51st Street Galveston, TX
Photo taken by Billie C. Zaportez on 12/9/97

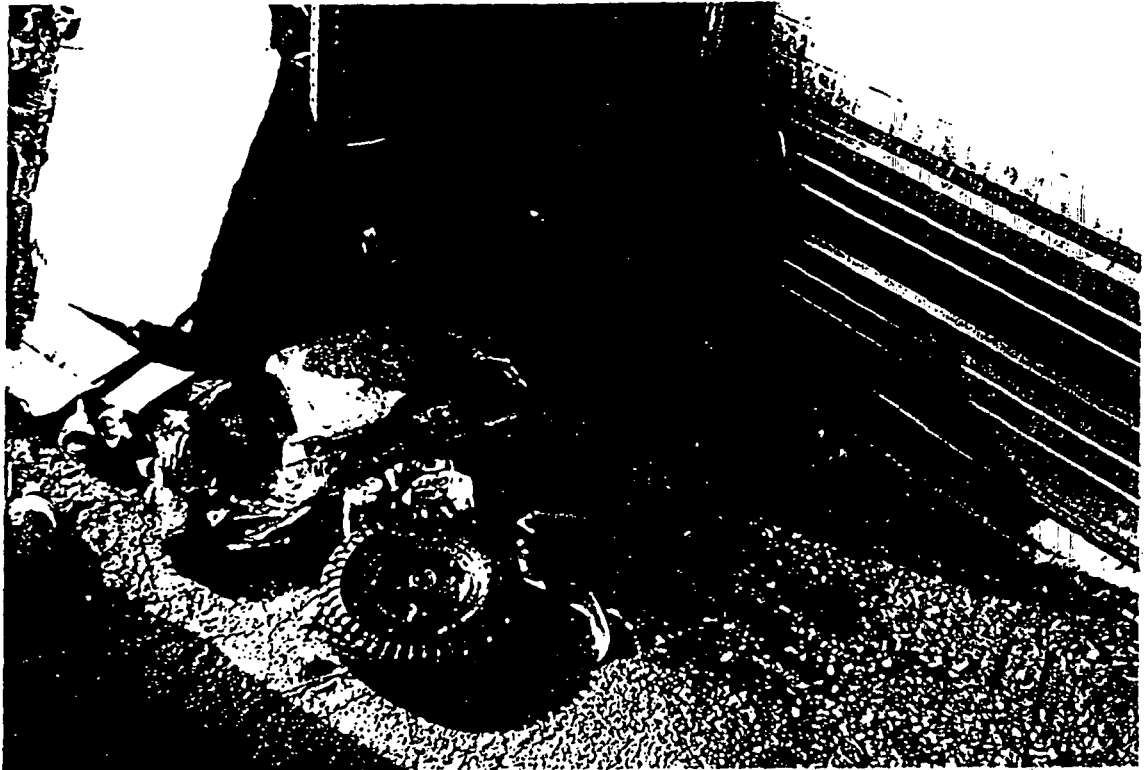


Photo 4 Automobile parts, severe surface staining, oil spills, behind the wooden warehouse, south of the property

EF 130500018

600 51st Street Galveston, TX
Photo taken by Billie C. Zaporteza on 12/9/97

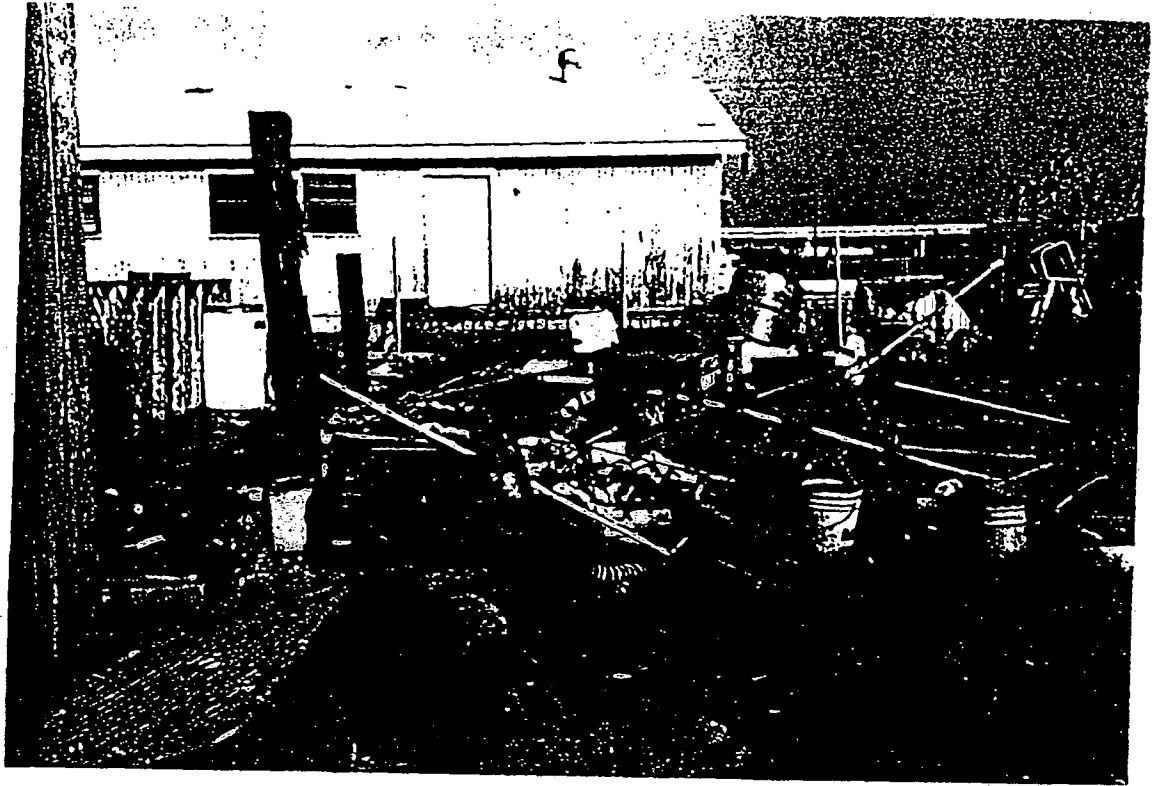


Photo 5 Pile of garbage consisting of empty and filled containers, plastic sheets, drums, tires, located southwest of the property

ATTACHMENT 4

IMPROVEMENTS THEREON, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, MORE COMMONLY KNOWN AS 2005 AVENUE N 1/2 (REAR)

J.M. Taylor, Sheriff of Galveston County

By: Major Steve Bock, Deputy, Galveston, November this 7th A.D. 1997

Published: 11/10, 17, 24/97 191477

NO. 93TX0483

SHERIFFS SALE

Galveston Independent School District et al

VS

NO. 93TX0483

FLFa. No. 32,717

Ruby Gomez, Deceased, et al

In the 10th District Court, Galveston County Judicial District

STATE OF TEXAS

By virtue of an Order of Sale to me directed in the above entitled cause from the clerk of the 10th District Court, in and for the County aforesaid, Dated 20th day of October, 1997, and numbered 93TX0483, FLa. No. 32,717, I have on the 20th day of October, 1997, levied upon and will proceed to sell, without appraisal, for cash, to the highest and best bidder on the first Tuesday in December, 1997, that being the 2nd day of December, 1997, at Public Auction, at the Court House Door of the County of Galveston, between the hours of 10:00 a.m. and 2:00 p.m. of the right, title and interest of

Estate of Ruby Gomez, Deceased, also known as Ruby Rico Gomez, Jeanette R. Ochoa, and Rita Watson

In and to the following described Real Estate, to-wit:

THE SOUTH 87 FEET OF LOTS 23 AND 24 IN BLOCK 146 OF DENVER RESURVEY IN THE CITY AND COUNTY OF GALVESTON, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME VII, PAGE 193 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, MORE COMMONLY KNOWN AS 5328 AVENUE R

J.M. Taylor, Sheriff of Galveston County

By: Major Steve Bock, Deputy, Galveston, November the 7th A.D. 1997

Published: 11/10, 17, 24/97 191476

NO. 96TX0530

SHERIFFS SALE

VS

NO. 97TX0243

FLFa. No. 32,745

Teresa Kay Black, et al

In the 56th District Court, Galveston County Judicial District

STATE OF TEXAS

By virtue of an Order of Sale to me directed in the above entitled cause from the clerk of the 56th District Court, in and for the County aforesaid, Dated 20th day of October, 1997 and numbered 97TX0243 FLa. No. 32,745, I have on the 20th day of October, 1997, levied upon and will proceed to sell, without appraisal, for cash, to the highest and best bidder on the first Tuesday in December, 1997, that being the 2nd day of December, 1997, at Public Auction, at the Court House Door of the County of Galveston, between the hours of 10:00 a.m. and 2:00 p.m. of the right, title and interest of

Teresa K. Black as Independent Administrator of the Estate of William R. Black, Sr., also known as W.R. Black, and William Richard Black, Jr., and herein against Teresa Kay Black, Individually, Federated Financial Services, Inc., American Network Leasing Corporation, State of Texas Ex. Rel. Texas Employment Commission, Texas First Bank, formerly known as Bank of the West, and J.L.C. Inc. D/B/A Jamaica Beach Improvement Committee, Inc.

In and to the following described Real Estate, to-wit:

TRACT I: THE SURFACE ONLY OF THE NORTH 1/4 OF BLOCK 410 IN THE CITY OF GALVESTON, TOGETHER WITH THE NORTH 1/4 OF THAT PORTION OF AN ABANDONED ALLEY THAT IS ADJACENT WITH SUCH PORTION OF THE SOUTH 1/4 OF AVENUE "F" THAT IS ADJACENT TO AND CONTIGUOUS WITH THE NORTH SIDE OF SAID BLOCK 410, IN THE CITY AND COUNTY OF GALVESTON, TEXAS, ALSO KNOWN AS 600 51ST STREET, GALVESTON, TEXAS; and

TRACT II: LOT FOURTEEN (14) IN BLOCK "C" OF JAMAICA BEACH SECTION ELEVEN (11), IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 254-A, PAGE 89, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

J.M. Taylor, Sheriff of Galveston County

By: Major Steve Bock, Deputy, Galveston, November the 7th A.D. 1997

Published: 11/10, 17, 24/97 191642

NO. 97TX0157

ATTACHMENT 5

**FAX**Date: 12-8-97Number of pages including cover sheet: 5

To:

Billie

Phone:

Fax: 713-762-3646

CC:

From:

Edie Scott

Phone:

Fax:

REMARKS:

☐ Urgent☒ For your review☐ Reply ASAP☐ Please comment

REAL ESTATE 110

77038

732222088

732222088



April 28, 1993

Rick Malanczuk
FDIC - Asset Servicing Unit
7324 Southwest Freeway
Suite 1600
Houston, TX 77074

RE:Lamis # 4101-00125480-1 Estate of William Richard
Black, Sr.

Thank you for this opportunity to work with you on this
important matter. Northwest Envirocon prides itself on
the value that we provide to our clients - Excellent work
at a modest price.

Service: Phase III - Delineate the scope of Hydrocarbon
contamination.

Property: 600 51st Street, Galveston, TX 77551.

Client: FDIC

NWE Proposal#: E400-93-033

Cost of Service: Not to exceed \$25,000.00

Completion Date: 45 calendar days from signed
agreement

Proposal valid for 120 Days.


Scope of Work:

Boring of an estimated 100 holes to 3 feet. Laboratory
analysis of two soil samples per hole. One from the
surface to 1 foot and a second from 2 to 3 feet.

Analysis for TPH on each soil sample. If warranted,
several monitoring wells will be installed and water
samples will be analyzed for TPH. Written reports with
drawings of confirmed Hydrocarbon contamination will be
provided as will the laboratory results of soil and
water testing.

Our goal is to be a trusted supplier of Environmental
Services and Consulting in the Greater Houston area.
Thank you for your time and interest.

Respectfully,


Ben Hansen
Account Executive

was Northwest Envirocon's opinion that this sample was the least likely to show evidence of contamination.

For the purposes of determining disposal requirements and cost estimates, the samples were composited and analyzed using the TCLP leachate procedure

Sample #	Sample Location	Sample Depth
1	25 feet from North Fence 10 feet from East Fence	1 foot
1A	25 feet from North Fence 10 feet from East Fence	2.5 feet
3	Between AST and Drums	1 foot
3A	Between AST and Drums	3 feet
4	1.5 feet West of Battery Storage	1 foot
4A	1.5 feet West of Battery Storage	2.5 feet
5	By Southwest Corner of Metal Warehouse	1 foot
5A	By Southwest Corner of Metal Warehouse	3 feet
6	Background sample taken from adjoining property to the north	1 foot
6A	Background sample taken from adjoining property to the north	3 feet

Table 1

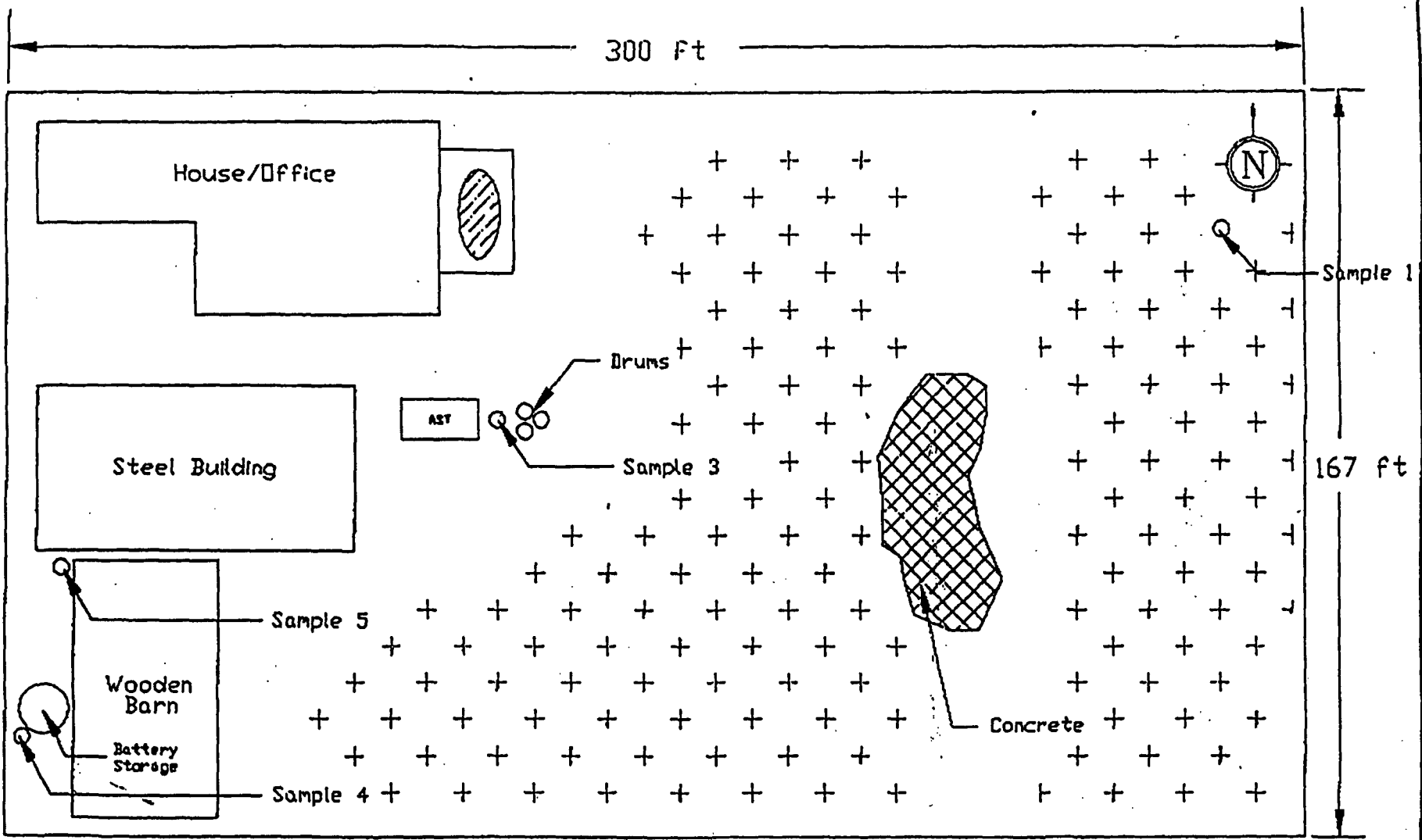
Results and Discussion:

The sample analysis showed evidence of hydrocarbon contamination on the subject Property. Levels of total lead were also elevated in several of the samples. PCB and total chromium levels were not significantly above the levels reported from the background sample. Complete sample results are given in Table 2 below.

Sample #	Total Lead	Total Chromium	Total Petroleum Hydrocarbons	PCB's
1	33.0 mg/kg	7.28 mg/kg	716 mg/kg	<0.1 mg/kg
1a	36.9 mg/kg	5.42 mg/kg	9396 mg/kg	NA
3	27.7 mg/kg	4.46 mg/kg	<10 mg/kg	<0.01 mg/kg
3a	<0.50 mg/kg	5.88 mg/kg	NA	NA
4	25.3 mg/kg	8.76 mg/kg	17 mg/kg	<0.01 mg/kg
4a	16.0 mg/kg	4.23 mg/kg	501 mg/kg	NA
5	81.3 mg/kg	4.31 mg/kg	2,309 mg/kg	0.01 mg/kg
5a	8.88 mg/kg	2.34 mg/kg	<10 mg/kg	NA
6	11.2 mg/kg	5.83 mg/kg	<10 mg/kg	<0.01 mg/kg
6a	<0.50 mg/kg	4.39 mg/kg	<10 mg/kg	<0.01 mg/kg

Table 2

Following the above analyses the samples were composited and analyzed via the TCLP procedure to attempt to better determine the remediation and disposal costs. Each pair of samples was composited by the lab. None of the composite samples showed TCLP results above the permitted limits. Lead and chromium results for all of the TCLP samples were less than 0.50 mg/l and less than 0.01 mg/l respectively. No other metals or organic compounds were detected in any of the samples analyzed by this procedure at levels above the permissible limits. Complete results for TCLP analysis can be found in the appendix.



○ Sample Locations
+ Junkyard (Auto storage)

Asset 00125480-1, Estate of William Richard Black, Sr.				Area Black's Wrecking		DRAWING NUMBER	
NORTHWEST ENVIROCON, INC. 1-800-395-0852 1-800-879-8688				600 51st Street, Galveston, TX		8156-001	
DRAWN: ECC				APPROVED:		DATE: 03-01-93	

ATTACHMENT 6

Barry R. McBee, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
John M. Baker, *Commissioner*
Dan Pearson, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

January 7, 1998

CERTIFIED MAIL

Barbara E. Roberts, City Attorney
City of Galveston
Legal Department
P.O. Box 779
Galveston, Texas 77553-0779

Re: 600 51st Street, Galveston, Texas
Estate of William Richard Black Sr.
c/o Teresa K. Black, Independent Administratrix

Dear Atty. Roberts:

Enclosed for your information are copies of Environmental Site Assessment Reports (Phase I and II) for the above referenced site. The assessments which were conducted in February 1993, concluded that there was potential for hydrocarbon contamination due to wastes found on site.

As you may be aware, Billie C. Zaporteza of the TNRCC and Diana Stevens of Galveston County Health District recently conducted an investigation of the site. The recent investigation documented potential problem areas for hydrocarbon contamination from the following: wrecked cars stored on the subject property, four (4) 55-gallon waste oil drums, seven (7) 5-gallon storage containers, automobile parts, two (2) 1-gallon paint cans, and disposed waste materials. Further, there was visible soil staining, no vegetation and standing water with an oil sheen on it by southwest corner of the wooden building.

As the new "Trustee" for the referenced property, this notice is given to alert you of the potential severity of the conditions observed during the recent investigation in addition to the information contained in the 1993 assessment reports.

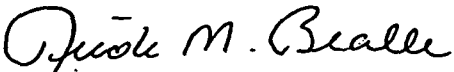
INFORMATION COPY

Barbara E. Roberts

Page -2-

If you have any questions regarding these matters, please contact Billie C. Zaporteza at 713/767-3634.

Sincerely,



Nicole M. Bealle

Team Leader, Industrial & Hazardous Waste Program
Region 12 - Houston

cc: Diana Stevens, Galveston County Health District (with encl.)
P.O. Box 939 La Marque, TX 77568

Phase I Environmental Site Assessment

of

Estate of William Richard Black, Sr.

NWE Project #8156

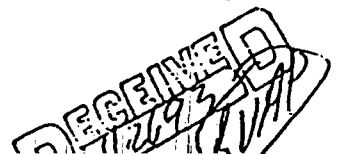
Prepared for
FDIC



RECEIVED
APR 26 1993
HCO - ASU

Prepared by:
Spenta F. Irani

16811 El Camino Real #119
Houston, Texas 77058
713 499 8600



PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

Client: FDIC

Point of Contact: Jackie Lassen

Lamis Number: 4101-00125480-1

Asset Name: Estate of William Richard Black, Sr.

Key Site Manager: Teresa Black
Title: Owner

S.I.C. Code: Not Provided
Major Commercial Activity: Automobile Repair

Environmental Assessor: Spenta F. Irani

Project Number: 8156

Report Date: February 8, 1993

Legal Description: Michael B. Menard Survey, Abstract 628, Galveston, Galveston County, Texas

EXECUTIVE SUMMARY

The subject Property is comprised of 1.152 acres of land, together with three buildings that total 6,401 square feet, located on the east line of 51st Street, approximately 130 feet north of Winnie Street in the northern portion of Galveston, Texas. The majority of the land in the area is light industrial and residential. The rectangular tract of land is bounded by vacant land to the north, vacant industrial buildings to the south and east, and an automobile salvage yard to the west. The whole Property is fenced and is used as an automobile salvage yard.

As a result of the on-site reconnaissance, records research, historical investigation, and review of Federally reported environmental information, this Assessment has revealed no obvious evidence of recognized environmental conditions that could potentially impact the Property, with the exception of:

- Surface staining was observed at the location of the 55-gallon waste oil drums and the above ground gasoline storage tank, indicating the potential for hydrocarbon contamination.
- There is a potential for hydrocarbon contamination from the wrecked cars stored on the subject Property.
- Staining was evident around the plastic containers by the repair facility which were observed to be leaking. These containers were apparently used to store used lubricants.
- There is a potential for lead and other heavy metal contamination to exist on the subject Property due to improper storage of batteries and other automobile parts.
- The above ground gasoline storage tank at the subject Property does not comply with the Fire Department's codes. The AST is a potential source of fire hazard.
- Waste materials were disposed on the adjacent property southeast of the subject Property. Leachate flowing on to the subject Property is a potential source of surface and subsurface contamination.

During the course of the on-site visual and physical inspection, interviews, document review, and records research, no further potential environmental risks or recognized environmental conditions indicating the presence of hazardous conditions were observed or discovered.

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Material, Product, and Waste-Stream Handling and Processing	15
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Potential Off-Site Contamination: Sources and Receptors	21
Statement of Environmental Professionals Environmental Assessment Report Limitations	24
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ASSESSMENT OVERVIEW

Purpose: The purpose of this Phase I Environmental Site Assessment was to investigate, review, assess, and evaluate -- through historical research, document and record review, generally available environmental data, visual or physical observations, and inspection by a trained assessors -- the presence or likely existence of:

- Contamination by hazardous materials, generally recognized environmental contaminants, visible pollutants, underground contaminants, and asbestos-containing materials.
- The possibility that these materials are or may have been introduced -- by internal generation, external introduction, or unknown sources -- into the structure or subject Property.
- A brief overview, evaluation, and assessment of the severity of the current potential environmental risk based upon known standards or applicable regulations.

Unless specifically noted within the text of this Report, this Phase I Environmental Site Assessment does not include or address groundwater, soil, or extraneous materials contamination upon or under the surface soils, with respect to testing, coring, or sampling analysis.

Protocol:

The procedure for this Environmental Site Assessment was to perform in practical and reasonable steps -- employing currently available technology, existing regulations, and generally acceptable engineering practices -- an investigation to ascertain the possibility, presence, or absence of environmental releases or threatened releases as limited by the Scope of Work.

Objectives:

- To attempt to accomplish all appropriate inquiry into ownership and uses of the Property consistent with good commercial or customary practice, in an effort to minimize liability.
- To conduct an investigation of the Property that will assist ownership's positioning within the "safe harbor" section of the Federal Superfund liability in 42 U.S.C. §9601(35).
- To provide environmental information that will assist in evaluating ownership's risk of potential loss or value impairment of the security interest, due to environmental defects. To provide information for decisions and operational limitations concerning the National Pollution Contingency Plan Under CERCLA, Lender Liability Final Rule 40 CFR Part 300 XI.

While this Phase I Assessment cannot absolutely quantify and qualify every possible past and present environmental risk, the Assessment does provide a partial information basis for reasonable decision making regarding the potential for environmental liabilities and risk, based upon the current site-specific situation, Assessment limitations, and methods of evaluation.

GENERAL SITE RECONNAISSANCE OVERVIEW

Northwest Envirocon, Inc. was retained by FDIC on February 8, 1993, to conduct an Environmental Site Assessment on the Property known as the "Estate of William Richard Black, Sr." located at 600 51st Street, Galveston, Texas. Teresa Black, owner of the Property, was identified by Jackie Lassen, representing FDIC, as a person having the best reliable knowledge as to the previous uses and current conditions of the subject Property, and in a position to provide reasonably accurate information for the Field Transaction Screen.

SUBJECT PROPERTY SITE DESCRIPTION

Physical Setting:

The subject Property is rectangular in shape and is located on 51st Street, approximately 130 feet north of Winnie Street in the northern portion of Galveston, Texas. The majority of the land in the area is light industrial and residential. The bridge leading to Pelican Island starts just west of the subject Property. Galveston, Houston and Henderson railroad is located approximately 600 feet north of the subject Property. A large federal housing project is located to the southwest.

Visual Description:

The subject Property is comprised of 1.152 acres of land, together with three buildings that total 6,401 square feet. Access to the property is from 51st Street which is located to the west. The subject Property is bounded by vacant land to the north, vacant warehouse buildings to the south and east, and an automotive salvage yard to the west. Broadway, the extension of Interstate Highway 45 is located approximately 1500 feet south of the subject Property.

Surface Characteristics:

The land is flat and approximately level to street grade. A wooden office building, a metal warehouse, and a wooden warehouse occupy the western portion of the subject Property, along 51st street. The remaining portion of the subject Property is unpaved land, which is used as an automobile salvage yard. Damaged automobile batteries were lying on wooden pallets located to the west of the wooden warehouse. Automobile wheel rims were stacked in the alley between the wooden warehouse and the steel warehouse. Two 20-gallon plastic containers filled with used oil were located in front of the steel warehouse. A 1000 gallon above ground gasoline storage tank and three 55-gallon drums containing used oil were located behind the steel warehouse. A small area in front of the steel structure was paved with concrete. Standing water covered with oil sheen was observed in the central portion of the parking lot. Surface staining was evident near the automobile batteries and the 55-gallon used oil drums.

The subject Property showed evidence of recent and historic fill activity. Much of the Property has had some amounts of fill dirt brought in to raise the level of the soil. The origin of this fill material is unknown.

There was little vegetation present on the subject property. The majority of the Property was bare earth. The vegetation present consisted of grasses and weeds common to the area.

The subject Property lies approximately twelve feet above Mean Sea Level and lies within flood zone A-12. Zone A-12 is within the 100 year flood plain and the subject is classified as a flood risk Property. First floor elevations must be greater than 11 feet above Mean Sea Level according to the City of Galveston Engineers office.

Subsurface and Hydrological Characteristics:

Source: Soil survey of Galveston County, Texas; United States Department of Agriculture Soil Conservation Service, Texas Agricultural Experiment Station and the Texas State Soil and Water Conservation Board; issued February 1988.

The soils and the subsoils at the subject Property are characterized as Mustang fine sand. This is a nearly level, poorly drained, nonsaline, sandy soil. This soil is found in the coastal areas. The surface is plane to slightly convex. The slopes range from 0.2 to 1 percent. The mapped areas are irregular in shape and range from 10 acres to several hundred acres.

This soil is rapidly permeable above the high water table. Surface runoff is very slow and the high water table is within 1 foot of the surface during most of the year. This soil is occasionally flooded by storm tides. Although the surface is generally nonsaline, it becomes slightly saline from salt spray during prolonged dry periods. However, the salt is readily leached from the soil during rainy periods. This soil is also susceptible to wind erosion if it is left unprotected after being distributed.

~~For most~~ urban uses, the main limitation is wetness. ~~The susceptibility to flooding by storm~~ tides, wind damage by hurricanes, and the susceptibility to wind erosion when the soil is left unprotected for long periods are severe hazards.

The subject Property is underlaid by Gulf Coast Aquifer which covers the whole of Galveston County. Overdraft upon the aquifer has resulted in increased chlorine content in groundwater. Chlorine and sulfate concentrations are likely to be above Texas Water Commission's drinking water standards.

It should be noted that the characterization previously described is merely a generalization extrapolated from available soil data. In actuality, the subsurface of the subject Property has possibly been modified by cuts and fills for building foundation and underground utilities.

**HISTORICAL USAGE
STANDARD INFORMATION-SOURCES:
LOCAL AND STATE**

Fifty-Year Complete Standard Historical Source:

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject Property in the local jurisdiction having control for or reporting responsibility to the subject Property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject Property.

The chain of title for the subject Property was traced back to 1943. Defects, objections, liens, exceptions and reservations or any other documents filed in the Deed Records of Galveston County Court affecting the subject Property have not been searched. The chain of title is as follows:

N 1/2 of Block 410, N 1/2 of abandoned alley, S 1/2 of Avenue F

<u>PROPERTY OWNERS</u>	<u>Dated</u>	<u>Filed</u>	<u>Reference No.</u>
Teresa Kay Black by Quit Claim Deed from Tammy Jane Black Zepeda	11/16/89	11/27/89	006-73-2346
James D. Yarbrough (Trustee, for American Bank) Deed of Trust and Security Agreement from Teresa Kay Black	1/19/89	2/14/89	006-29-0573
Richard C. Vaiani (Trustee, for American Bank) Deed of Trust from William Richard Black, Sr. and wife, Teresa Kay Black	8/25/83	8/26/83	002-48-0373

William Richard Black, Sr.
and wife, Teresa Kay Black
by Warranty Deed with Vendor's Lien
from Robert Wayne Spillers, Sr.

8/25/83

8/26/83

002-48-0370

Robert Wayne Spillers
by Special Warranty Deed
from Kathy Ann Spillers

9/28/81

9/30/81

001-39-0012

Robert Wayne Spillers
by Warranty Deed with Vendor's Lien
from Donald Childress

3/15/78

3/16/78

V 2957, P 727

Donald Childress
by Warranty Deed with Vendor's Lien
from Associated Plumbing, Heating
and Cooling, Contractors of
Galveston County

8/19/76

8/19/76

V 2743, P 138

All of Block 410

Associated Plumbing, Heating
and Cooling, Contractors of
Galveston County
by Warranty Deed
from Housing Authority of the
City of Galveston

8/20/75

9/12/75

V 2605, P 54

Lot 1 in Block 410

Housing Authority of
the City of Galveston
by Warranty Deed
from Miguel Zuniga, and
wife, Eustacia V. Zuniga

3/18/52

3/31/52

V 945, P 299

Lot 2 in Block 410

Housing Authority of
the City of Galveston
by Warranty Deed
from Jeronimo Vargas, and
wife, Blaza Ayala Vargas

3/30/52

3/31/52

V 945, P 295

Lots 3-12 in Block 410

Housing Authority of
the City of Galveston
from Henry Clark, and
wife, Bernice Clark

3/14/52

4/2/52

V 944, P 375

Lots 13 and 14 Block 410

Housing Authority of
the City of Galveston
by Warranty Deed
from Salvador A. Rodriguez

3/29/52

3/31/52

V 945, P 300

Lots 1-14 Block 410 including Avenue E, Avenue F and Abandoned Alley

Civil Action No: 219
United States of America Vs
Certain Parcels of Land in the
City of Galveston

6/26/43

6/29/43

V 659, P 545

Lot 1: Owner, Miguel Zuniga, and wife, Eustacia V. Zuniga

Lot 2: Owner, Jeronimo Vargas and wife, Blaza Ayala Vargas

Lots 3-12: Owner, Maco Steward, et.al

Lots 13, 14: Owner, Salvador A. Rodriguez

The 1910 Block Book of Galveston City revealed that Lots 12 & 14 belonged to Matt Wrich and
Lots 3-13 of Block 410 was owned by Galveston Development Company.

The subject Property is subject to the following easements, covenants, reservations, and ordinances of municipal and other governmental authorities:

1. Easement of water, sewer and telephone as set forth and described in instrument of record in Volume 1835, Page 387, in the office of the County Clerk of Galveston County, Texas.
2. Easement to Galveston County Navigation District No. 1 as set forth and described in instrument of record in Volume 1155, Page 16, in the said County Clerk's office.
3. Directional drilling easement to George Mitchell & Associates, Inc. as set forth and described in instrument of record in Volume 2077, Page 800, in the said County Clerk's office.
4. Right-of-Way to Houston Lighting and Power Company as set forth and described in instrument of record in Volume 2875, Page 33, in the said County Clerk's office.
5. Reservation of all minerals as set forth and described in instrument of record under County Clerk's Film Code No. 001-39-0012, in the office of the County Clerk of Galveston County, Texas.
6. Oil, Gas and Mineral Lease as set forth and described in instrument of record in Volume 1865, Page 689, in the said County Clerk's office, together with all rights of ingress and egress.

Developmental Complete Standard Historical Source:

Polk Directories available at Rosenberg Library were reviewed to obtain historical information on the subject Property and the adjoining properties. The information obtained is summarized as follows:

Note: Only significant changes in property usage are noted.

Year Property and usage.

- 1992 The subject Property was listed as an automobile junk yard. Property to the west was not listed and the property to the south was occupied by Canning Metals.
- 1988 Subject Property and the property to the west were used as automobile salvage yards.
- 1985 Property to the west was a solid waste disposal company.

1984 Property to the south, previously occupied by Canning Metal industry was vacant. Property to the west was vacant.

1982 Property to the south was under renovation.

1981 Businesses at the subject Property did not exist. Property to the south was occupied by Canning Metals and a tire repair center.

1980 Except for the cotton warehouse to the east the area was residential or undeveloped.

Sanborn Map Review:

Sanborn Maps of 1931, 1947, 1950 and 1986 were reviewed.

The 1931 Sanborn Map showed evidence of two dwellings on the subject Property. The cotton warehouse was evident to the east and a baseball stadium (Moody Stadium) was evident to the west. The properties to the south and to the north of the subject Property were vacant.

The 1947 and 1950 Sanborn Maps were similar. Four buildings which were part of the federal housing project were evident on the subject Property, which comprised of the northern half of Block 410. The cotton warehouse was evident to the east and a community building also associated with the housing project was evident to the south of the subject Property.

The 1986 Sanborn Map showed evidence of the office building on the subject Property. None of the other structures were evident. The community building to the south appeared to be expanded with the addition of a concrete floor building. Another small structure was evident to the south of the subject Property.

USGS Topographic Map Review:

The 1930 Topographic Map showed evidence of two dwellings on the subject Property. Except for the cotton warehouse to the east all the surrounding properties were undeveloped.

The 1954 Topographic Map showed evidence of houses on the subject Property, the properties to the east, and to the north. The community building and the warehouse were evident in the map.

Aerial Photograph Review:

Aerial photographs taken in the years 1975 and 1990 were reviewed.

The 1975 aerial photograph did not indicate any development on the subject Property. Canning Metals to the south and the cotton warehouse to the east of the subject Property were evident. A federal housing project was evident southwest of the subject Property. Properties to the north and east of the subject Property were undeveloped.

The 1990 aerial photograph showed evidence of the subject Property and the surrounding areas as currently seen. All the improvements on the subject Property were evident in the photograph.

CURRENT USAGE INFORMATION SOURCES: LOCAL AND STATE

Fire Department - Emergency Release Reports/SARA §304:

According to the Fire Marshall of the City of Galveston there have been no reports of hazardous materials releases on or near the subject Property. He did note that an Exxon Station on the corner of 51st Street and Broadway burned after an explosion in the garage area.

The Fire Department also stated that the Above Ground Storage Tank present on the subject Property did not have a permit due to non compliance with the Fire Department's codes.

Local/State Waste Disposal Compliance:

Teresa Black, the Key Site Manager of the site was not cooperative in answering the transaction screen questionnaire. The Northwest Envirocon assessors were not permitted access to any internal records or other correspondence of the current operator. Based upon the on-site inspection and the condition of the subject Property the operator did not appear to comply with the local and state waste disposal requirements.

**VISUAL AND PHYSICAL
OBSERVATIONS AND INFORMATION:
STRUCTURAL AND BUSINESS OPERATIONAL**

Northwest Envirocon, Inc. was retained by FDIC to perform a Phase I Environmental Site Assessment of the subject Property. The on-site inspection was conducted on Friday, February 19, 1993. Weather conditions consisted of cloudy skies with temperature in the fifties. Spenta Irani, Eric Connelly and Sudhir Desai of Northwest Envirocon, Inc. were present during the time of the on-site inspection.

Structure Construction:

There is a 2,629 square foot office/house on the site. This improvement is a wooden framed building with wood siding. There is a 338 square foot wooden deck that extends from the back of this structure. A portion of the house was built in early 1985 with the remainder being added later. A small swimming pool is located on the extended portion of the building. One cooling unit is located south of the building. The whole structure was supported by wooden pillars.

Another structure on the site is a 1,272 square foot metal warehouse. This improvement is steel framed with metal roof and siding. The metal warehouse has a cement floor and a overhead door. There is no central air conditioning or heating available in this building. This structure was not evident in the 1986 sanborn map.

The third structure on the site is a 2,500 square foot wooden warehouse. This improvement is wood framed with wood roof and siding. This building is older, which is evident by the deteriorating walls, floor and ceiling. There is no central air conditioning or heating available.

Interior Configuration:

The office/house consists of an office portion in the front and a residence to the rear. The flooring consisted of vinyl floor tiles. The building has dry type ceiling and fluorescent light fixtures. Painted wooden boards form the interior walls.

The steel structure has concrete flooring which appeared to be in good condition. An unused dip tank filled with water is located in the building. This garage is used as an automobile repair center.

The older wooden structure has concrete flooring and is used as a tire repair center. Automobile hub caps were stored in a corner. The building had no insulation. Various automobile parts were also stored inside the warehouse.

Resources Checked

Source	Date(s) Checked	NWE Personnel
Galveston County Court 722 Moody Galveston, Texas 77551 (409) 766-2200	2/8/93, 2/9/93	Spenta Irani
City Engineers Office 823 Rosenberg Galveston, Texas 77550 (409) 766-2124	2/9/93	Spenta Irani
Rosenberg Library 2310 Sealy Avenue Galveston, Texas 77550 (409) 763-8854	2/9/93	Spenta Irani
Galveston Fire Department (409) 766-2145	2/10/93	Eric Connelly
Texas Water Commission (713) 457-5191	2/22/93	Spenta Irani

Persons Interviewed

Name	Date	NWE Personnel
Teresa Black Owner of Black Wrecker Service 600 51st Street Galveston, Texas 77551	2/19/93	Eric Connelly
John Walker Environmental Data Resources (800) 352-0050	3/3/93	Spenta Irani
Marshall Texas Water Commission	3/1/93	Eric Connelly
Galveston Fire Marshall (409) 766-2145	2/22/93	Spenta Irani
Mechanic on Premises	2/19/93	Eric Connelly

and used for diesel fuel. Teresa Black had stated in an interview conducted at the time of the on-site inspection that there were never any underground storage tanks installed on the subject Property. The current status or existence of this tank is unknown.

Waste Stream Processing and Disposal:

A solid waste disposal unit is located northwest of the subject Property. The disposal unit is serviced by Best Waste System Inc. (763-3050).

Three 55-gallon drums were stored on the subject Property behind the metal warehouse. The drums were filled with waste oil and severe surface staining was observed. Surface staining was also evident in front of the metal warehouse under two 20-gallon plastic containers filled with oil.

Burnt and damaged automobile batteries were stored on a rack outside the wooden warehouse. The batteries were not covered and surface staining was evident on the unpaved surface below the rack.

Wastewater, Stormwater Discharges:

All point source discharges regulated by the Clean Water Act (CWA) are subject to the applicable water quality-based standards as established in the National Pollutant Discharge Elimination System (NPDES) codification 40 CFR Subpart D §131.36. Additionally, CWA Sections 402 (p)(1) and (p)(2) have created categories of storm water discharges within Permit Issuance and Permit Compliance Deadlines for Phase I Storm Water Discharges effective October 1, 1993, that may also be applicable to the subject Property (as detailed in the Federal Register, Volume 57, Number 244). Depending upon the outcome of EPA-initiated notice and comment revisions actions for further rulemaking clarification, the subject Property may be required to submit a NPDES initial storm water discharge permit under 40 CFR §122.26 or 40 CFR Chapter I - Preamble Appendix A.

**VISUAL AND PHYSICAL
OBSERVATIONS AND INFORMATION:
ADJACENT AND ADJOINING PROPERTIES**

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject Property. An adjacent property is any real property located within 0.25 mile of the subject Property's border. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject Property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream.

Adjacent and Adjoining Properties - General Description:

The area surrounding the subject Property consists of light industrial and residential properties. A large Federal housing project is located southwest of the subject Property. Vacant land is located to the north of the subject Property. The Galveston, Houston and Henderson railroad is located to the north of the vacant land.

Adjoining Properties:

Adjoining Property - north: by vacant land.

Adjoining Property - east: by cotton compressor and warehouse.

Adjoining Property - south: by vacant industrial warehouse.

Adjoining Property - west: immediately by 51st street; further by an automobile salvage yard.

Adjoining Properties Description:

The industrial warehouse to the south of the subject Property was closed for renovation. The main activity consisted of recycling metal cans, plastic bags and paper. The cotton warehouse to the east was only active during the cotton harvesting season. The automobile salvage yard to the west of the subject Property did not have any improvements.

Adjacent and Adjoining Properties Materials Storage:

An above ground gasoline storage tank was located to the west of the subject Property across 51st Street, which belonged to the automobile salvage yard.

No other suspect materials were observed to be stored on the adjacent and the adjoining properties at the time of the on-site inspection.

Adjacent and Adjoining Properties Wastestream Disposal:

Debris consisting of plastic sheets, glass bottles, paper and other general materials was piled on the property southeast of the subject Property. Some of the waste materials in the pile could not be identified. Leachate from the waste pile could be a potential source of contamination to the subject Property.

No other suspect materials were observed to be disposed on the adjacent properties at the time of the on-site inspection.

POTENTIAL ON-SITE CONTAMINATION SOURCES

Surface staining was observed at the location of the 55-gallon drums and the 20-gallon plastic containers. The drums were filled with used oil which appeared to be leaking. Water pools were observed in the parking lot with oil sheen on the water surface. Surface staining was observed near the above ground gasoline storage tank. A potential for hydrocarbon contamination exist at the subject Property due to the presence of these sources. Since the AST does not comply the Fire Department's codes, it is a potential source of fire hazard.

The ground below the stack of batteries appeared to be stained and vegetation was absent. As the batteries were not covered there is a potential for rain water leaching from the batteries to contain lead. There is a strong potential for lead contamination to exist at the site.

Air Quality: Indoor and Visible Emissions:

At the time of the on-site inspection, no unusual smells, obnoxious odors, or visible emissions were observed.

Asbestos-Containing Building Materials:

At the time of the on-site inspection the following suspect Asbestos-Containing Materials (ACM) were observed:

Roofing Materials: The roof shingles of the office/house building are considered to be suspect ACM. This material is classified as Category I ACM if found to contain asbestos.

Floor Tiles: The vinyl floor tiles located in the building are considered suspect ACMs. These are classified as Category I ACM if found to contain asbestos.

As defined in the current EPA regulations detailed in the Clean Air Act Amendments of 1990, 40 CFR Part 61, §61.141, the suspect RACM is considered a Category I nonfriable Asbestos-Containing material (ACM) due to the present nature and condition of the material. Since the suspect ACM is a Category I material, NESHAP §61.145 indicates that a formal Operations and Maintenance Program for RACM is not mandated. Rather, simple notification of composition to potentially effected parties should be implemented as required.

Formaldehyde:

Formaldehyde is an extremely popular chemical used in a variety of building materials and furnishing products. Currently national usage is estimated in the billions of pounds per year. EPA has now classified formaldehyde as a "probable human carcinogen" suspected of inducing cancer in humans. Studies have shown that after installation, indoor formaldehyde levels require years to decline and reach residual background levels. During the off-gassing process, the indoor levels can be a significant source of irritation to hypersensitive individuals.

The formaldehyde product investigated within the scope of this Assessment is urea-formaldehyde foam insulation (UFFI), used in the 1970's primarily as wall cavity insulation. The release potential of UFFI from wall cavities is dependent upon factors such as; water-damaged walls, unpainted wall surfaces, or cracked paint or wall covering. While interior air sampling and analysis is the only conclusive method to delineate formaldehyde concentrations, visual and physical inspection of the subject property and interviews with the Key Site Manager indicate a low potential for UFFI contamination.

Lead-Based Paint:

In 1978, the Federal Government banned the use of lead-based paint in residential applications, however use in general industry has continued at a decreased rate to the present. Lead-based paint presents a hazard through inhalation or ingestion of paint chips or vapor fumes. The greatest cumulative health threat is to young children, and for this reason the Department of Housing and Urban Development (HUD) has promulgated lead standards and survey requirements for buildings effected by HUD funding. This HUD regulation represents the only Federal requirement for lead-based paint hazard management applicable to privately-owned structures.

OSHA exposure standards 29 CFR 1910.1025 are applicable to general industry, but address business operations rather than facility condition. Therefore, within the context of regulatory compliance for OSHA and assuming HUD standards to be usage-based, the subject Property considering the current usage, does not appear to require further lead-based paint response.

Lead in Drinking Water:

Based upon the age of the building, there is the potential for the interior plumbing to contain lead in the pipes or lead-based solder, based upon construction standards before 1987 (40 CFR 141.11). The presence or absence of elevated lead concentrations in the water can only be confirmed through laboratory testing. However, no current Federal regulations required individual property owners to test for lead in drinking water.

PCB-Containing Exterior Electrical Transformers:

Three pole mounted transformers (size 100nt) are located on the south border of the subject Property. These transformers are the property of Houston Light and Power. Transformers are potentially filled with dielectric fluids containing polychlorinated biphenyls (PCBs); however, the transformers were observed to be in good condition at the time of the inspection. There were no junked transformers observed on the subject Property.

PCB-Containing Fluorescent Light Fixture Ballasts:

Based upon the age of the structure at the subject Property and the number and appearance of the suspended fluorescent light fixtures, the potential exists for the ballasts inside the light fixtures to contain polychlorinated biphenyls (PCBs). It would be prudent to identify the chemical content of the ballasts if they are found to be leaking, require replacement, or are subject to disposal.

Radon:

Radon is emitted by the natural breakdown and radioactive decay of uranium in rocks and soils, which then enters buildings through cracks in the foundation, sump pumps, areas around drainage pipes and other openings. In addition, radon may enter a structure as a water contaminant, natural-gas contaminant, or off-gas by product of building materials. Once inside an enclosed space, radon can accumulate.

The radon risk is a function of site location, soils composition, building construction, foundation integrity, and previous landfill practices. Actual physical testing of a building is the only way to accurately determine the radon levels. Radon health risks can be controlled by recognizing the potential for a problem, by testing and by reduction of radon levels in the building.

The subject Property exhibits low potential for radon contamination, based upon the visual indicators observed during the site inspection.

**POTENTIAL OFF-SITE CONTAMINATION:
SOURCES AND RECEPTORS**

Adjacent Property: Any real property located within 0.25 mile of the subject Property's border.

Adjoining Property: Any real property whose border is contiguous or partially contiguous with the subject Property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream.

Potential Adjacent and Adjoining Property Contamination Sources:

Rain water leaching from the waste pile located southeast of the subject Property is a potential source of surface and subsurface contamination. None of the other adjacent properties are expected to be of any significant environmental threat to the subject Property.

Potential Adjacent and Adjoining Property Contamination Receptors:

Environmentally sensitive receptors were investigated within a thousand feet of the borders of the subject Property. The sensitive receptors are materials or structures particularly susceptible to environmental damage or stress from migrating contamination. The major receptor groups investigated were water supplies, surface water bodies, residential structures, and other public receptors. During the course of on-site visual and physical inspection, no indicators of sensitive receptor contamination were observed.

Review of Federally Reported Environmental Data:

This review of the existing compilation of the Federal environmental database attempts to identify environment problem sites, activities, and occurrences from the records and reports of the U.S. Environmental Protection Agency (US EPA). A detailed listing is included in the Appendix.

National Priorities List (NPL) of Superfund Sites:

The NPL is the EPA's database of hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund program. A search of the 1992 National Priorities List revealed no Superfund sites within the subject Property's database search range.

Facility Index System (FINDS):

The FINDS database is a compilation of any property or site that the EPA has investigated, reviewed, or been made aware of in connection with its various regulatory programs. The database search of 1992 records revealed five sites within the subject Property's database search range. None of the listed sites appear to environmentally impact the subject Property.

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980:

Mandated as part of the 1980 Superfund Act, the CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) list is an EPA compilation of the sites investigated, or currently being investigated for a release or potential release of a regulated hazardous substance under the CERCLA regulations. A search of the 1992 CERCLIS database revealed one reported site within the subject Property's database search range. The listed site does not appear to environmentally impact the subject Property.

Resource Conservation and Recovery Act (RCRA) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate, store, transport, treat, or dispose of controlled or hazardous waste. A search of the 1992 RCRA facilities database found four sites within the subject Property's database search range. None of the RCRA sites were assigned a permit status that would be reasonably expected to impact the subject Property.

Emergency Response Notification System (ERNS):

The ERNS database is the historical record of all reported releases of oil and other hazardous substances. A search of the ERNS database for the period of 1987-1992

revealed no site-specific spill within the database search range of the subject Property.

Approximate Database Search Range:

The above referenced Federal and State databases were reviewed for an appropriate search distance from the subject Property borders approximating the following radii:

Federal Database/Search Range:

National Priorities List (NPL) of Superfund Sites/1.0 mile

Facility Index System (FINDS) Sites/0.5 mile

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites/0.5 mile

Resource Conservation and Recovery Act (RCRA):

TSD Facilities/1.0 mile

Generators/0.25 mile

Emergency Response Notification System (ERNS) Federally Reported Releases/0.25 mile

State Database/Search Range:

Registered Underground Storage Tanks/0.5 mile

Leaking Underground Storage Tanks/0.5 mile

Hazardous Waste Sites/1.0 mile

Landfill and Solid Waste Sites/0.5 mile

STATEMENT OF THE ENVIRONMENTAL PROFESSIONALS

Statement of Quality Assurance

I have performed this Assessment in accordance with generally accepted environmental practices and procedures, as of the date of this Report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this Assessment are based upon site conditions I readily observed or were reasonably ascertainable and present at the time of my site inspection.

The conclusions and recommendations stated in this Report are based upon personal observations made by myself and other employees of Northwest Envirocon, Inc. and also upon information provided by others. I have no reason to suspect or believe that the information provided is inaccurate.

Signature of Environmental Professional- Spenta F. Irani:

Environmental Consultant

Statement of Quality Control

The objective of this Environmental Site Assessment was to ascertain the potential presence or absence of environmental releases or threatened releases that could impact the subject Property, as delineated by the Scope of Work. The procedure was to perform reasonable steps in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective.

The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated. Additionally, this Assessment does not include or address reasonably ascertainable Environmental Liens currently recorded against the Property. To the best of my knowledge, this Environmental Site Assessment has been performed in compliance with Northwest Envirocon, Inc. Standard Operating Procedures protocol for Phase I Environmental Site Assessments.

Signature of Northwest Envirocon Divisional Management - Tommy White:

*Vice President of
National Operations*

Environmental Assessment Report Limitations:

The enclosed Phase I Environmental Site Assessment has been performed for the exclusive use of FDIC, or agents specified them for the transaction at issue concerning the Property (Estate of William Richard Black, Sr.) located at 600 51st Street, Galveston, Texas 77551.

This Assessment has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the Report. All services have been performed employing that degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this, or similar localities. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations stated in this Report are based upon observations made by employees of Northwest Envirocon, Inc. and also upon information provided by others. We have no reason to suspect or believe that the information provided is inaccurate. However, we cannot be held responsible for the accuracy of the information provided to us by others. The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated.

This Assessment does not include or address reasonably ascertainable Environmental Liens currently recorded against the subject Property.

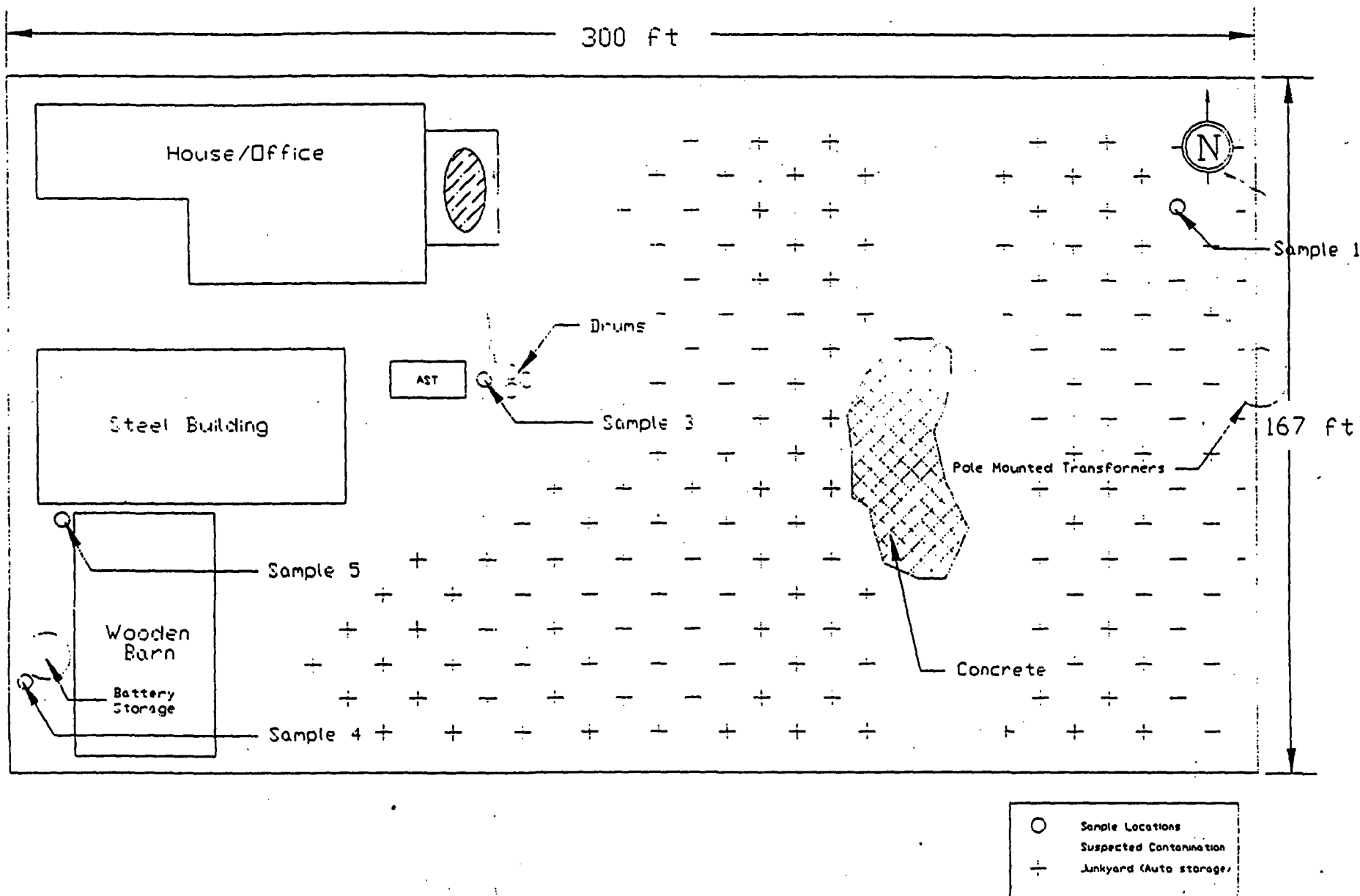
The observations contained within this Assessment are based upon site conditions readily visible and present at the time of our Site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, unless specifically mentioned. This Phase I Environmental Site Assessment does not attempt to address the past or forecast the future Site conditions.

APPENDIX

- **USGS 7.5 Minute Topographic Maps**
- **Site Drawing**
- **Neighborhood Map**
- **Plat Map**
- **Site Photographs**
- **Aerial Photographs**
- **Sanborn Maps**
- **Summary of Resources Checked and Persons Interviewed**
- **EDR Reports**
- **Environmental Professionals
Statement of Qualifications**







Asset 00125480-1. Estate of William Richard Black, Sr.

NORTHWEST ENVIROCON, INC. 1-800-395-0852 1-800-879-8688

-15-93

AREA: Black's Wrecking

SUB AREA(S)/CELL(S)

600 51st Street, Galveston, TX

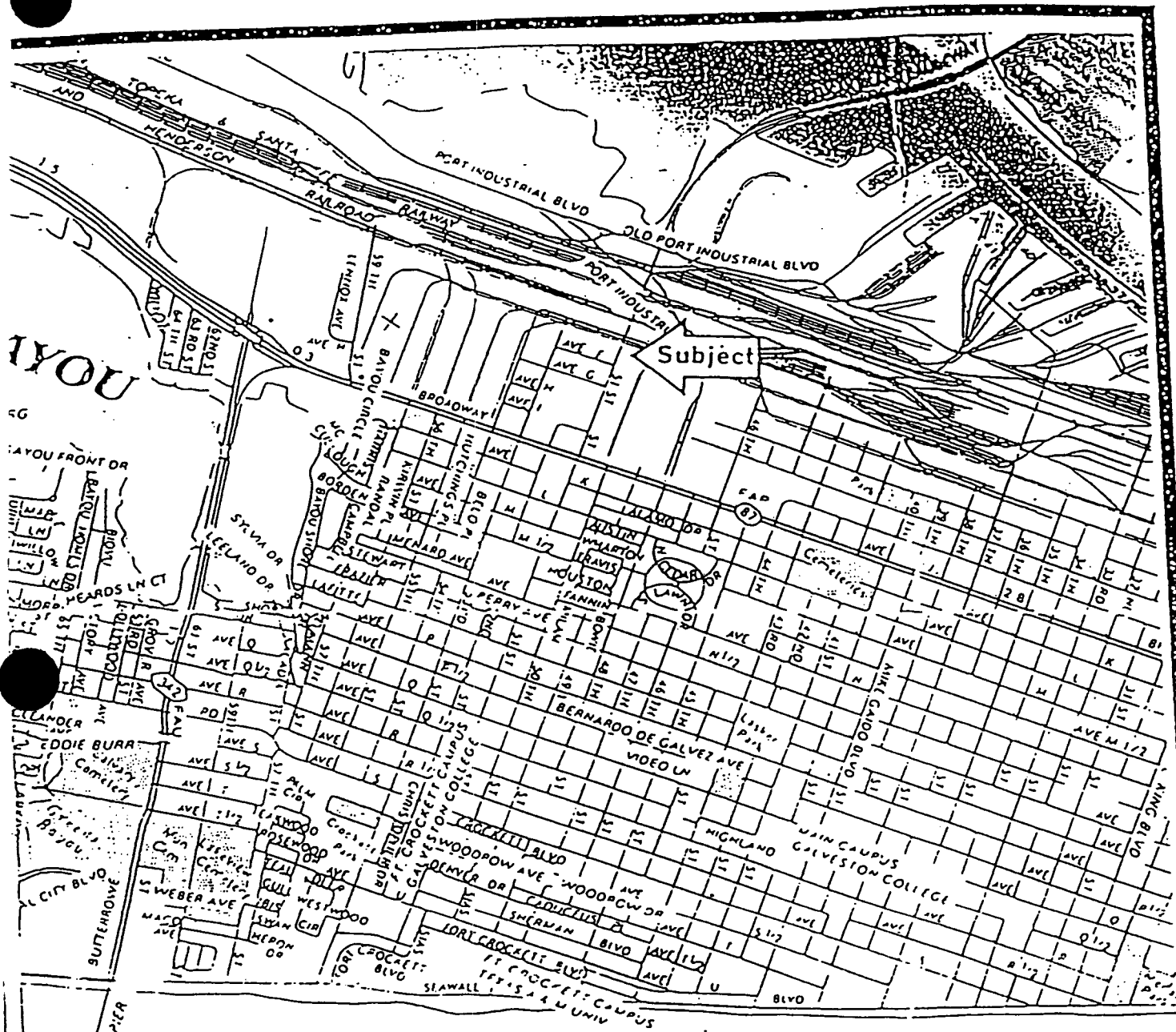
DRAWN
ECC

APPROVED

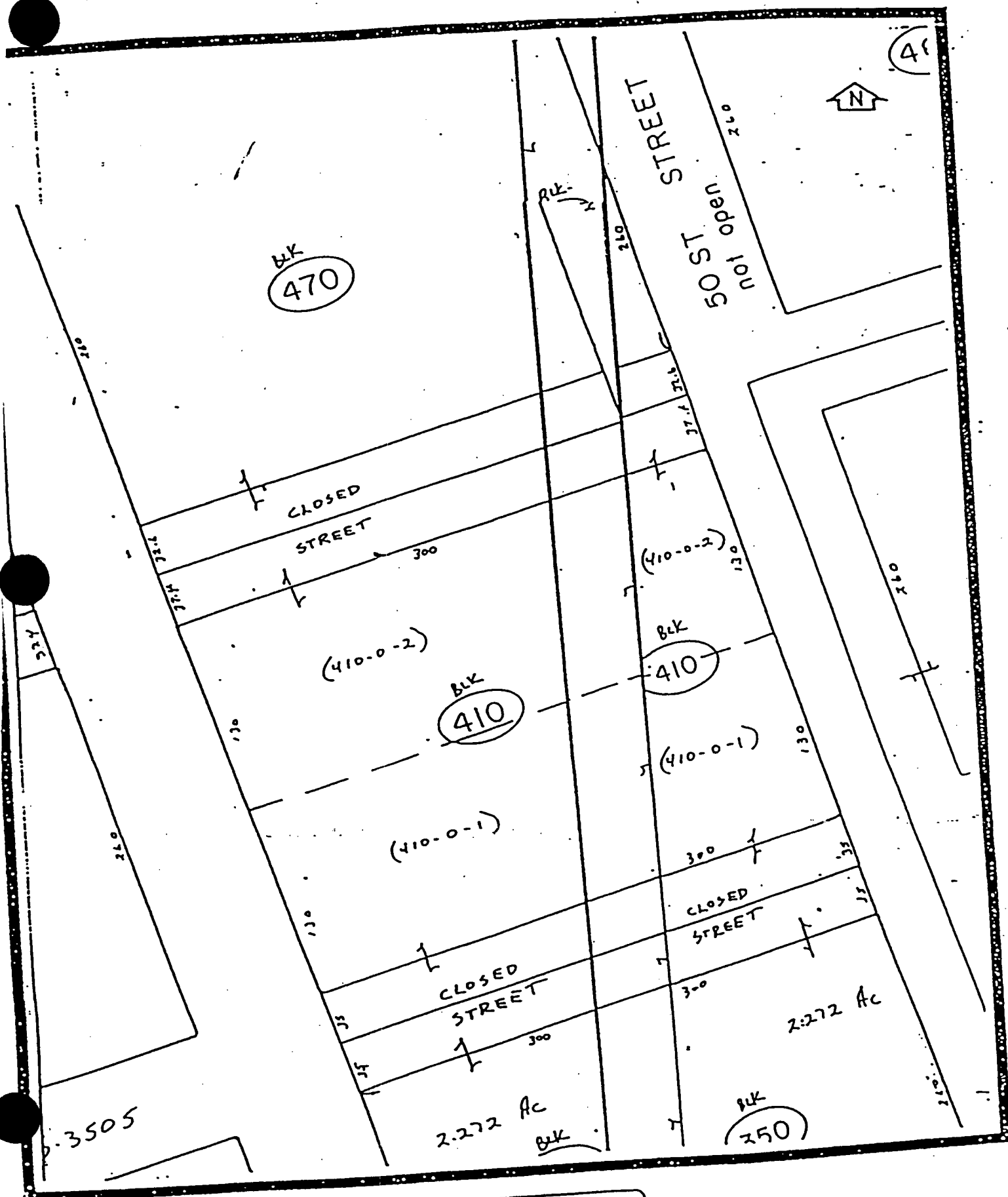
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03-01-93

DRAWING NUMBER:

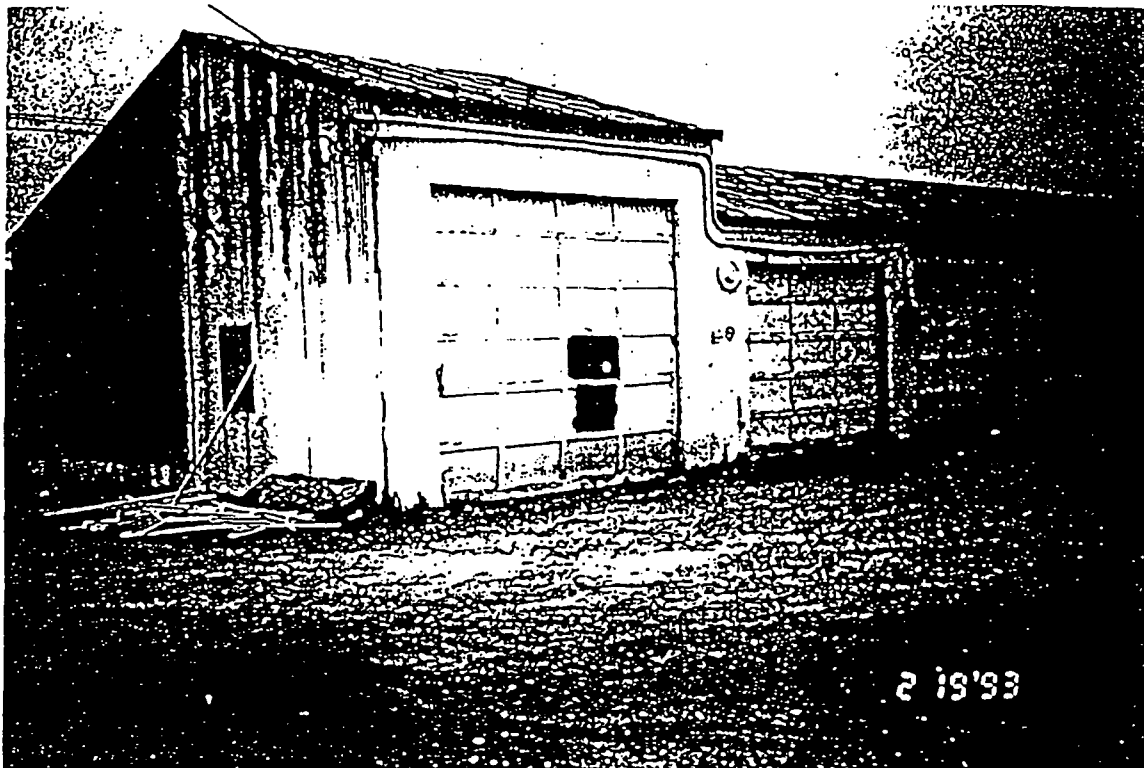
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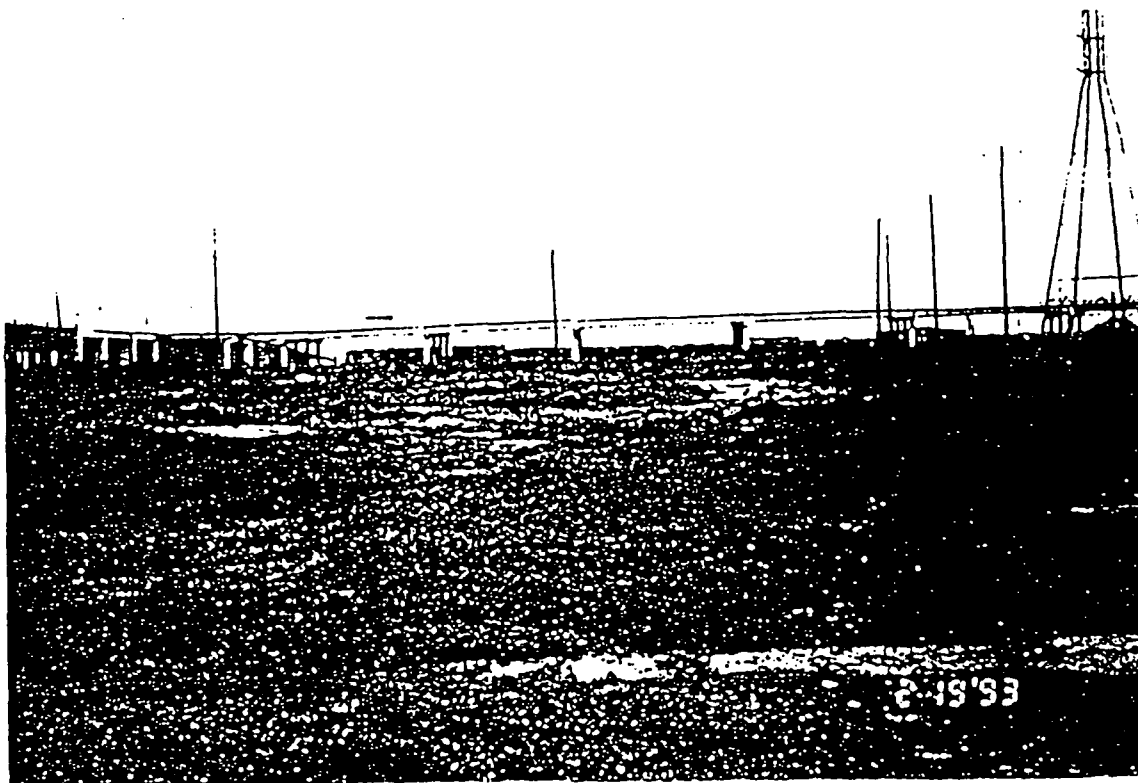
NEIGHBORHOOD MAP



Plat Map



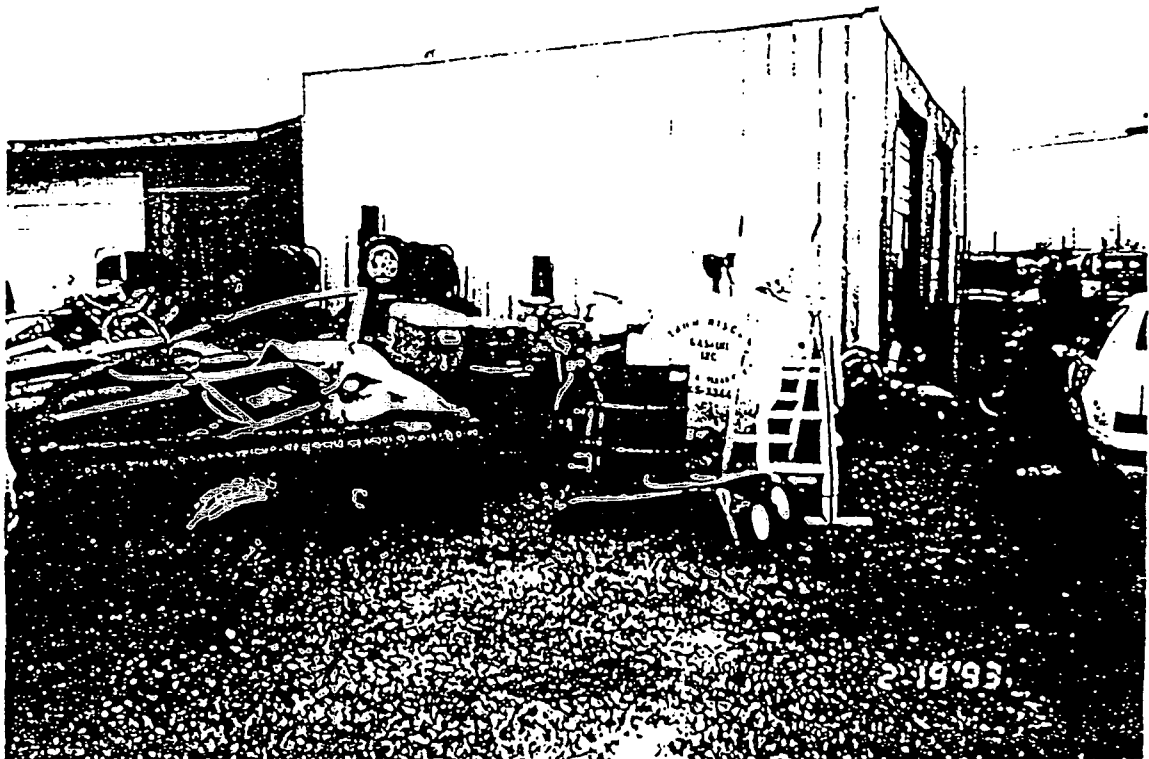
View of the warehouse south of the subject Property



View of the vacant land to the north



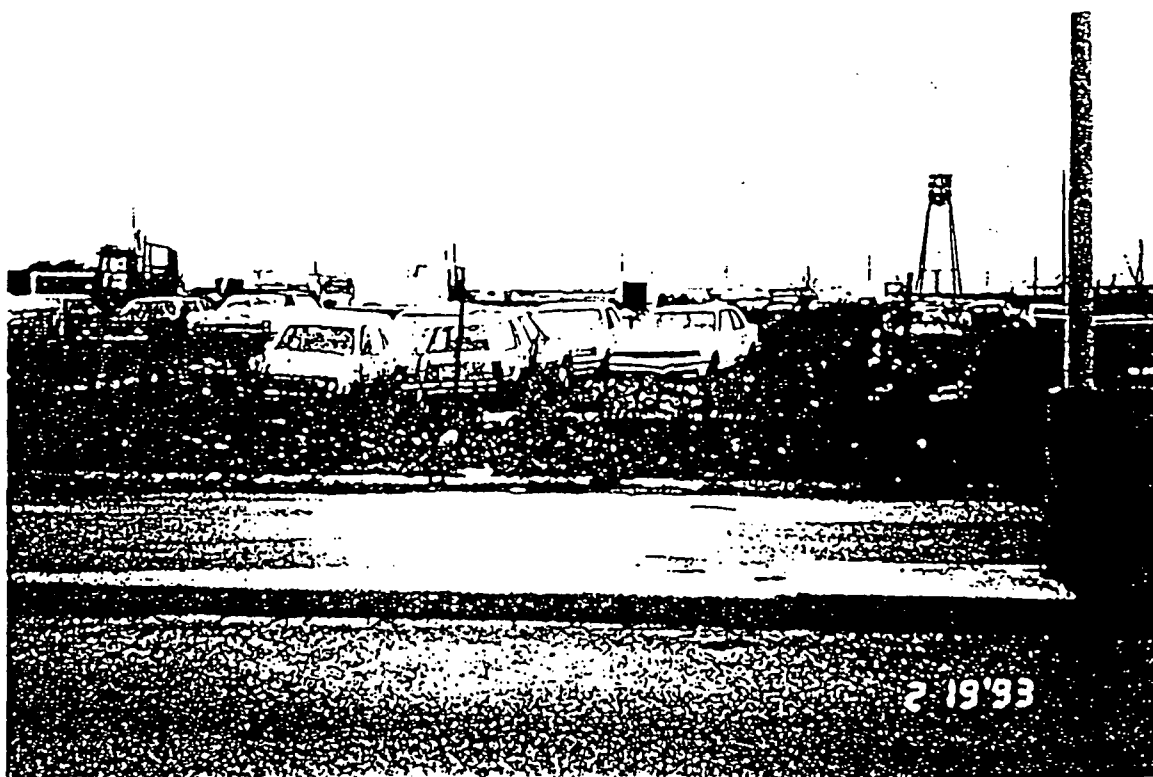
Picture showing oil sheen on the pooled water



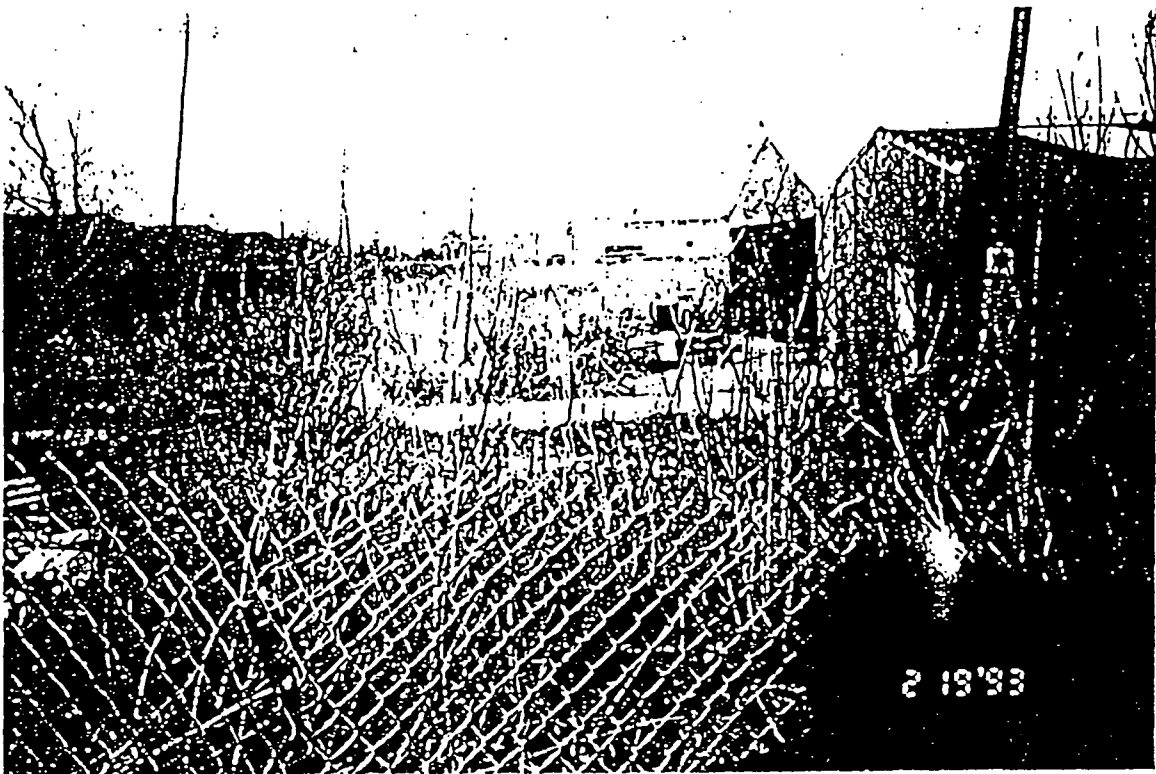
Picture showing the AST and the 55-gallon drums



View of the southwest corner of the subject Property



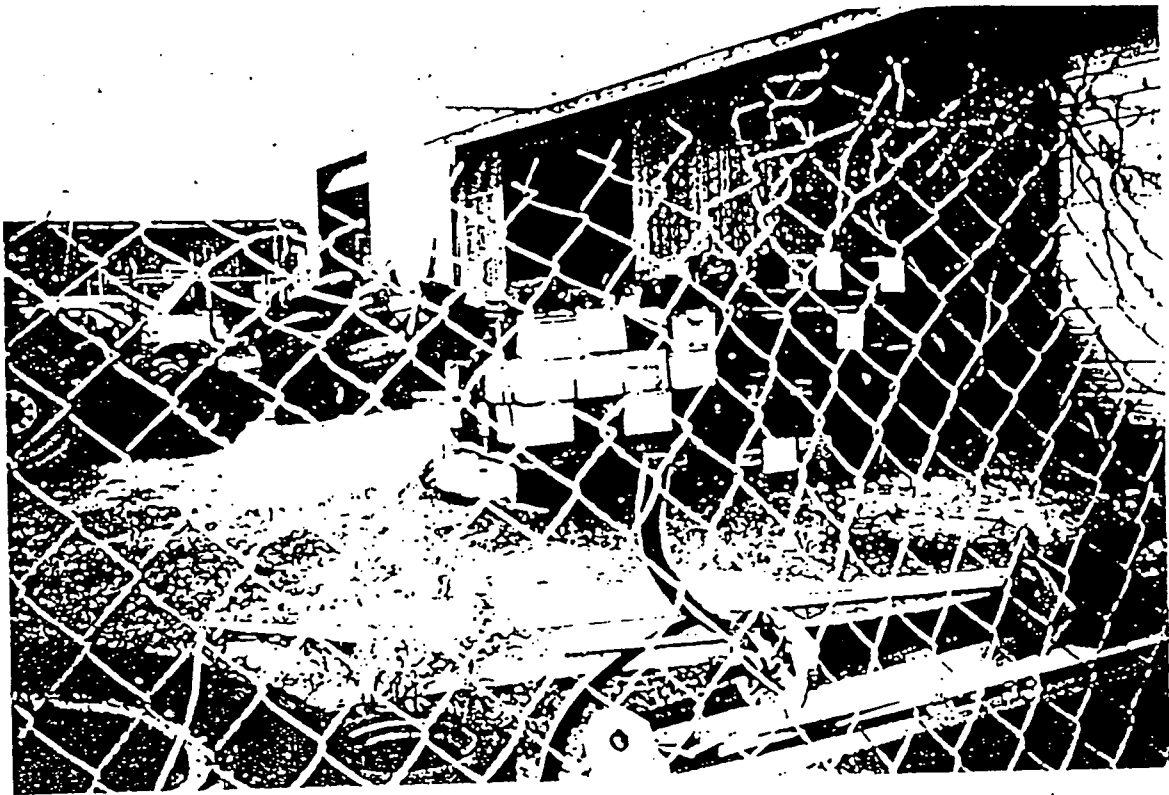
View of the adjacent property to the west



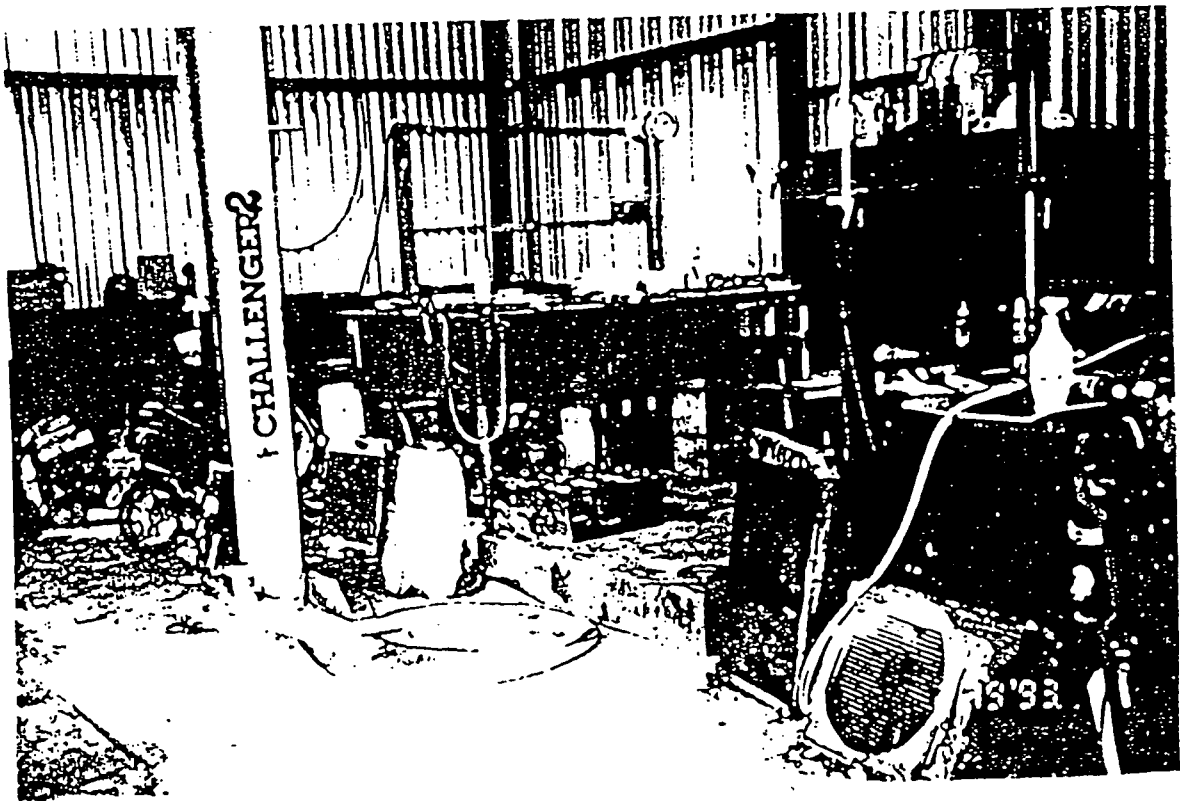
Picture showing empty sheds south of the subject Property



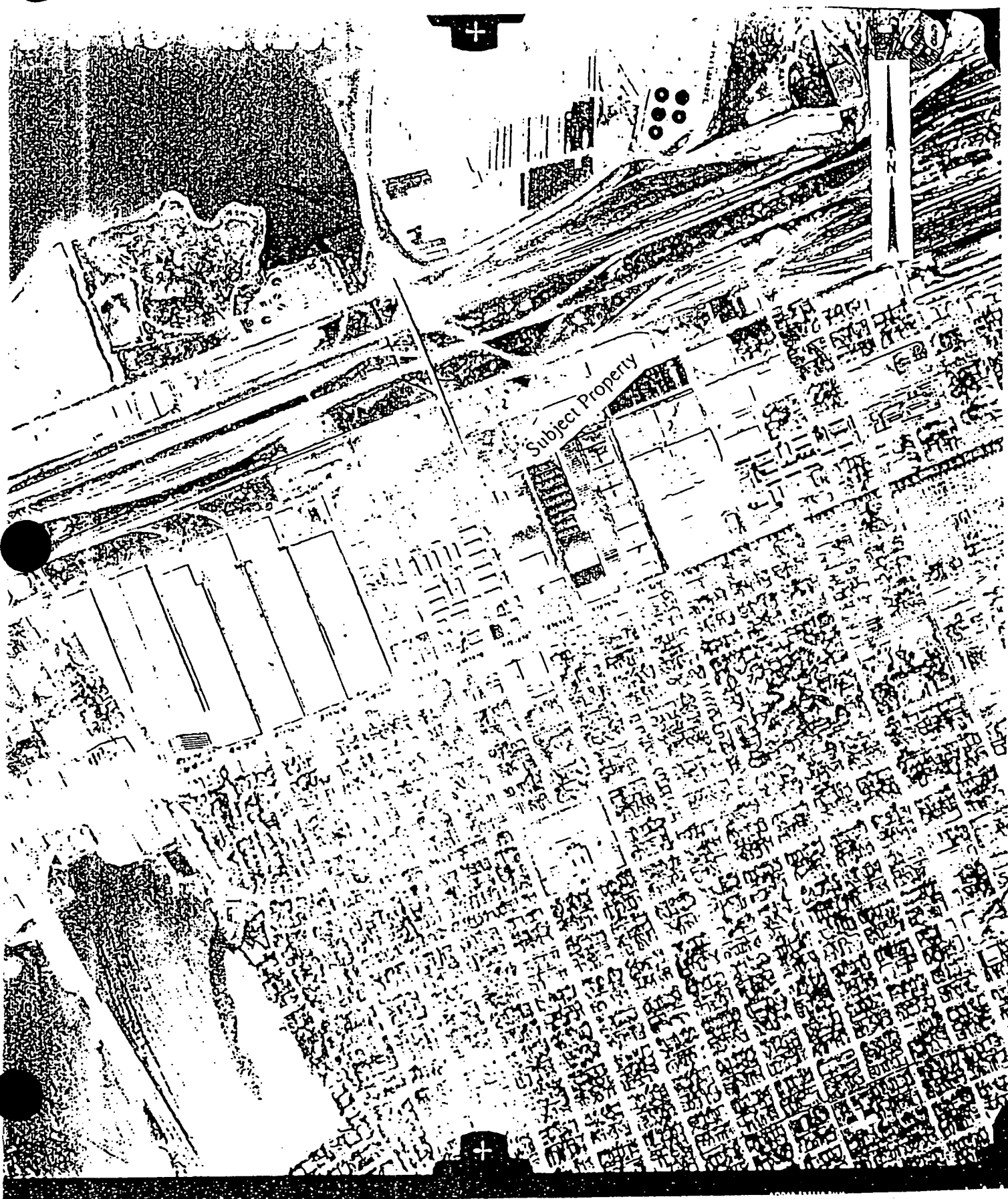
View of the wooded area located south of the subject Property



Picture showing portable batteries stacked in front of the wooden warehouse



View inside the steel warehouse



AERIAL PHOTOGRAPH OF 1975

Subject Property

ALEXANDER'S ADDITION
HOUSING PROJECT

410

350

AV. H. CR. BALL

290

AV. I OR SEALY

230

229

228

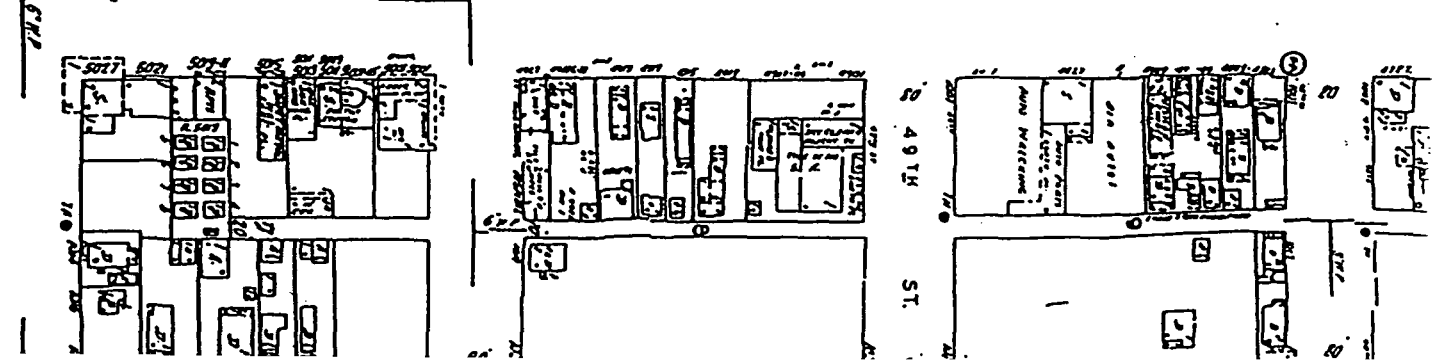
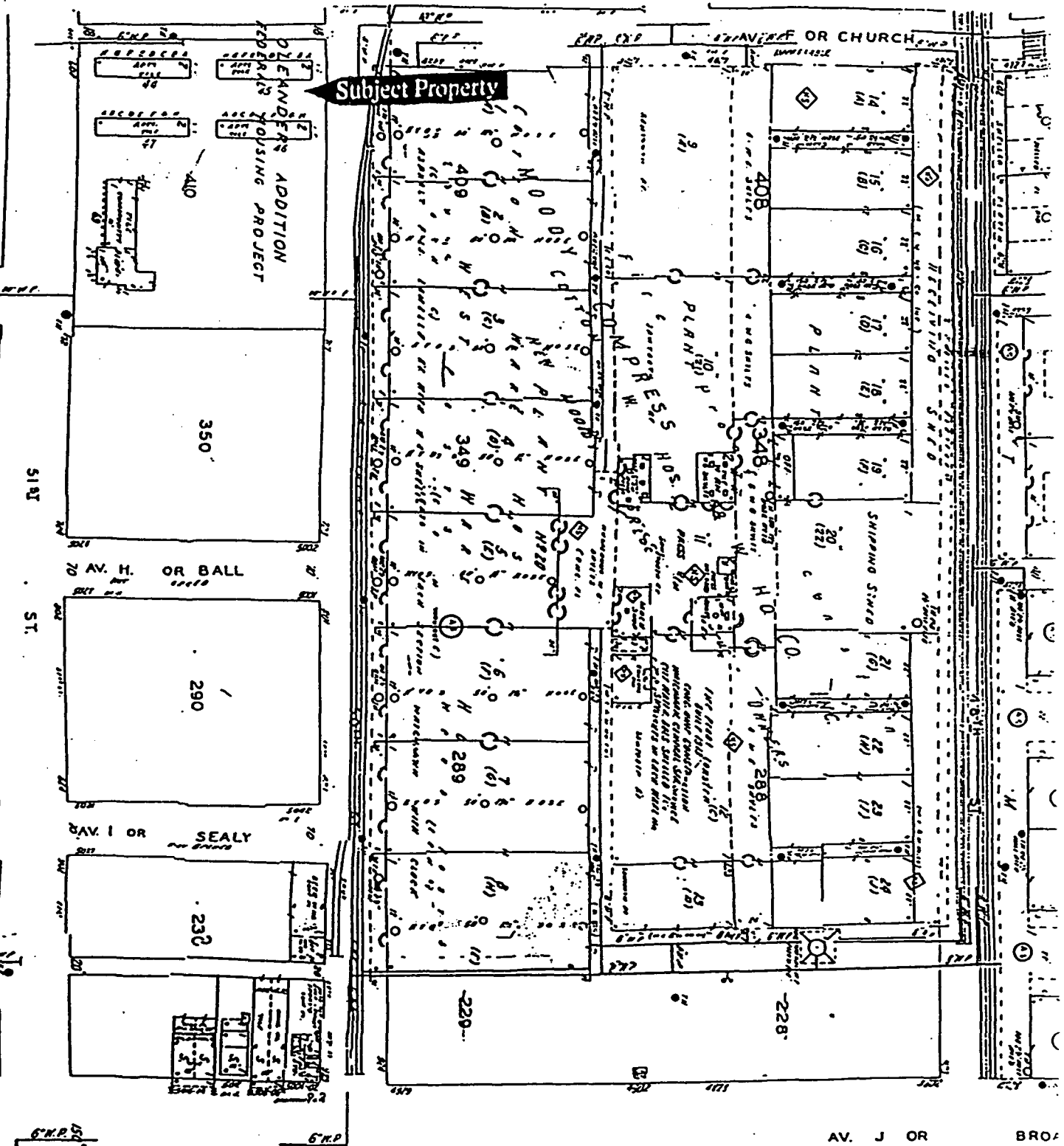
AV. J OR

BROADWAY

AND
MATTING

S. 49TH

ST.



Subject Property

AV F OR CHURCH

48TH ST

AV J OR

51ST ST

AV H BALL

AV I OR SEALY

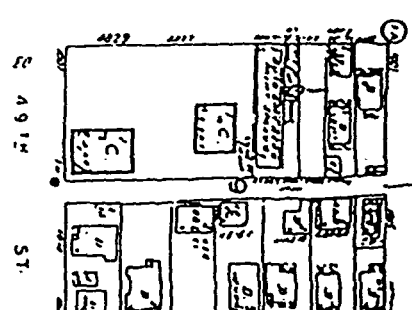
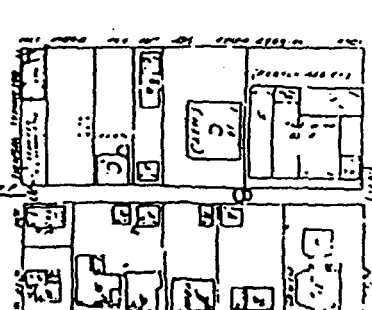
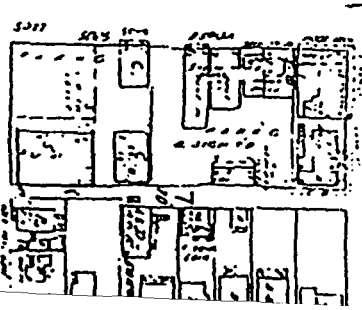
290
STEAM LAUNDRY
& DRY CLEANING
IN USE SINCE 1911
C. A. SEALY
612 G. I. B.
10' 10' 6"

350

229

228
The Palace
& Biscuits
(Lunch)
10' 10' 6"

230



101

102

Resources Checked

Source	Date(s) Checked	NWE Personnel
Galveston County Court 722 Moody Galveston, Texas 77551 (409) 766-2200	2/8/93, 2/9/93	Spenta Irani
City Engineers Office 823 Rosenbery Galveston, Texas 77550 (409) 766-2124	2/9/93	Spenta Irani
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Galveston Fire Department (409) 766-2145	2/10/93	Eric Connelly
Texas Water Commission (713) 457-5191	2/22/93	Spenta Irani

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Galveston Fire Marshall (409) 766-2145	2/22/93	Spenta Irani
Mechanic on Premises	2/19/93	Eric Connelly

WHAT IS THE EDR RADIUS MAP™ REPORT?

The EDR RADIUS MAP™ Report is a screening tool which maps sites with potential or existing environmental liabilities within 1 mile of a target property. Specified government databases are searched in accordance with the upcoming ASTM Standard (E50.02.2) or custom specifications provided by the user. Standard environmental sources identified and search distances are determined in accordance with Section 7.2.1 of the ASTM Standard. The pages following this outline list the databases and update dates used for this report. Detailed site-specific information is provided for the target property and NPL sites (EDR RADIUS MAP/PLUS™ Report only). Finally, a working map is provided to assist the user in locating sites that cannot currently be geocoded (assigned a latitude/longitude) with sufficient accuracy to be placed on the computer-generated primary maps.

The EDR RADIUS MAP™ Report is divided into three main sections:

SECTION 1. - PRIMARY MAPS

Primary Maps contain those sites which could be geocoded to either a Block Face accuracy level or those whose locations have been verified by EDR using independent sources. These sites have the highest level of accuracy, i.e., within approximately 250 feet of the true geographic location at 95% and 97% confidence levels respectively. Two primary maps, along with a search summary and supporting text, are included in order to provide a clear presentation of sites.

- A. **Primary Map #1:** This map displays a 1 mile radius around the target property. It includes sites reported in those databases specifically identified by the customer*. These databases are listed on the Primary Map Summary in Section 1.1, page 1.
- B. **Primary Map #2:** This map displays a 1/2 mile radius around the target property. It includes sites reported in those databases specifically identified by the customer**. These databases are listed on the Primary Map Summary in Section 1.1, page 1.

(FINDS information, if available, is included throughout the report if the site is identified in another federal database.)

SECTION 2. - DETAILED SITE-SPECIFIC INFORMATION (OPTIONAL - EDR RADIUS MAP/PLUS™ ONLY)

This section provides detailed site-specific information as follows:

- A. **Target Property:** An EDR FEDERAL SITE™ Report containing detailed environmental information for the target property (assuming the target property is included in federal records).
- B. **NPL Sites:** EDR FEDERAL SITE™ Reports containing detailed environmental information for any NPL (Superfund) site identified in the Primary Map Section.

*The standard databases searched and search distances are those required for the proposed ASTM standard, as follows: NPL (1 mi), RCRA-TSDF (1 mi), CERCLIS (.5 mi), SHWS (State Hazardous Waste Sites), (1 mi) and SWF/LS (State Landfill and/or Solid Waste Disposal Sites), (.5 mi).

** The standard databases searched and search distances are those required for the proposed ASTM standard, as follows: RCRA-Generators (target property and adjoining properties), ERNS (target property only), LUST (.5 mi), and UST (target

SECTION 3. - WORKING MAP AND TEXT

EDR maintains strict geocoding quality procedures in determining whether a site can be placed on a Primary Map in Section 1. Some sites in government databases contain questionable, inaccurate or contradictory geocoding information. ***EDR has an ongoing national program to locate and accurately geocode all sites which do not meet these quality control criteria.*** These sites, known as Block Group and Orphan Sites are explained below. In the interim, EDR has included this Working Map and Text Section to enable users to plot these sites with independent, localized or otherwise obtained information. This section is organized as follows:

- A. **Working Map:** This map displays a 1/2 mile radius around the target property and includes all available geographic attributes in the EDR computer mapping system.
- B. **Block Group Site List:** This section identifies properties geocoded at the Block Group level. Technically, a Block Group is the population centroid of a group averaging 300 households. A site geocoded at Block Group accuracy is expected (with 90% confidence) to be located within approximately 5,300 feet of its true geographical location.

Because of the inherent inaccuracies involved, Block Group sites are identified as "within 1 mile of the target property" without a specific direction or distance from the target property identified.

- C. **Orphan Site List:** This section identifies "orphan" sites. It contains those sites with insufficient address information such that they can only be identified as within the zip code, city, or county of a target property.

NOTES

SPILLS Data: Only federal spills to land are reported. Spills to water and air are not carried since they do not cause contamination to land. Federal spill records include the site and its address. EPA and Coast Guard data begins in 1987. DQT data begins in 1990.

EDR Identification Numbers: Every site listed in this report is accompanied by an EDR Identification Number. *These numbers can be used to obtain the EDR Federal and State SiteTM Reports which, if available, contain all detailed data on sites currently available to EDR.*

Please Call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.

Thank You For Your Business!

DISCLAIMER OF EXPRESS AND IMPLIED WARRANTIES:

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IN NO EVENT SHALL EDR BE LIABLE TO ANYONE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGES TO REAL ESTATE, ENVIRONMENT, HUMAN HEALTH, GOODS OR EQUIPMENT, LOST PROFITS, DOWNTIME COSTS, LABOR COSTS, OVERHEAD COSTS OR CLAIMS OF CUSTOMER OR POLICYHOLDERS OR CLIENTS OF CUSTOMER FOR SUCH COSTS, EVEN IF EDR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

FEDERAL RECORDS:

Acronyms, Definitions, Date of Government Version In NEDIS and Date of last EDR Contact with Government.

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System
Source: United States Environmental Protection Agency (USEPA)

CERCLIS contains information on over 34,000 sites identified by USEPA as abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup. To maintain currency, EDR contacts the agency on a monthly basis.

Date of Government Version in NEDIS: 11/15/92
Date of Last EDR Contact with Government: 01/26/93

ERNS

Emergency Response Notification System
Source: United States Environmental Protection Agency (USEPA)

ERNS contains over 25,000 spill records and stores information on reported releases of oil and hazardous substances. The data are collected from spills reported to EPA and the Coast Guard (National Response Center). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version in NEDIS: 10/09/91
Date of Last EDR Contact with Government: 01/11/93

NPL

National Priorities List (Superfund)
Source: United States Environmental Protection Agency (USEPA)

The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. Sites are added from the CERCLIS list according to a hazard ranking system which seeks to identify high priority sites. To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version in NEDIS: 10/15/92
Date of Last EDR Contact with Government: 01/21/93

RCRA/HWDMS
RCRIS

RCRA Hazardous Waste Data Management System
Resource Conservation and Recovery Information System
Source: United States Environmental Protection Agency (USEPA)

RCRA/HWDMS includes selective information on over 324,000 sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Records available in HWDMS will eventually be transferred to the RCRIS database. To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version in NEDIS: 08/15/92
Date of Last EDR Contact with Government: 11/30/92

STATE RECORDS SEARCHED

Acronyms, Definitions, Date of Government Version in NEDIS and Date of last EDR contact with Government.

SHWS

State Hazardous Waste Sites

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version in NEDIS: 02/15/92
Date of Last EDR Contact with Government: 10/26/92

SWF/LS

Solid Waste Facilities/Landfill Sites

SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps (that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites). To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version in NEDIS: 12/03/91
Date of Last EDR Contact with Government: 12/15/92

LUST

Leaking Underground Storage Tank Incident Reports

LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version in NEDIS: 08/20/92
Date of Last EDR Contact with Government: 12/08/92

UST

Registered Underground Storage Tanks

USTs are regulated under Subtitle 1 of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Information in NEDIS varies by state program. To maintain currency, EDR contacts the agency on a quarterly basis.

Date of Government Version: 02/26/92
Date of Last EDR Contact with Government: 12/08/92

SECTION 1

PRIMARY MAPS AND SEARCH RESULTS

1

SECTION 2
EDR FEDERAL SITE™ REPORT ON THE TARGET PROPERTY
AND NPL (SUPERFUND) SITES IN PRIMARY MAP SECTION

2

OPTIONAL

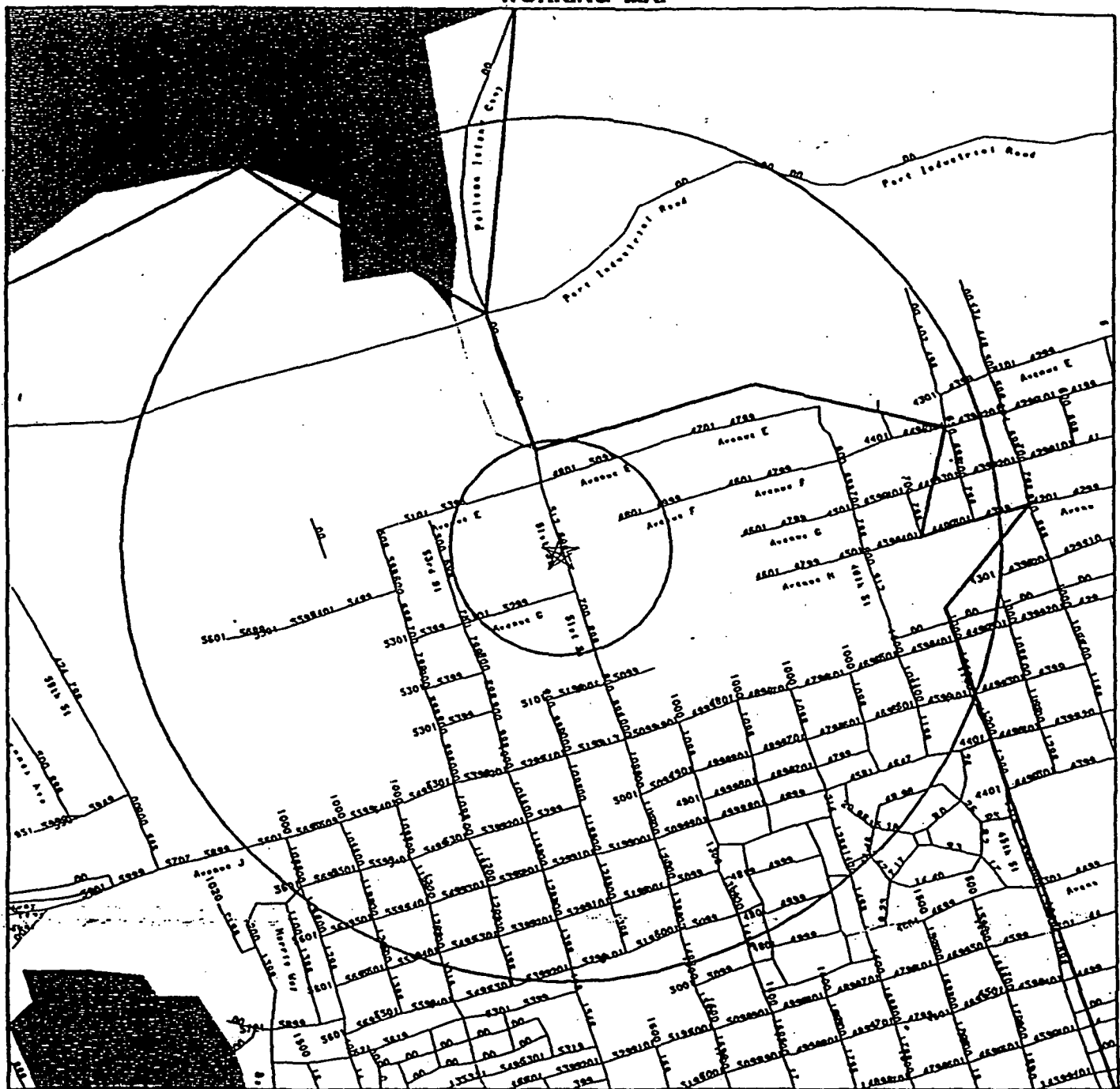
(Included in EDR RADIUS MAP/PLUSTM only)

SECTION 3

WORKING MAP AND TEXT

3

WORKING MAP



● - Indicates ZIP Code Centroid

N - Indicates ZIP Code Boundary

Map locations are approximate. For further locational information where available, refer to the map legends.

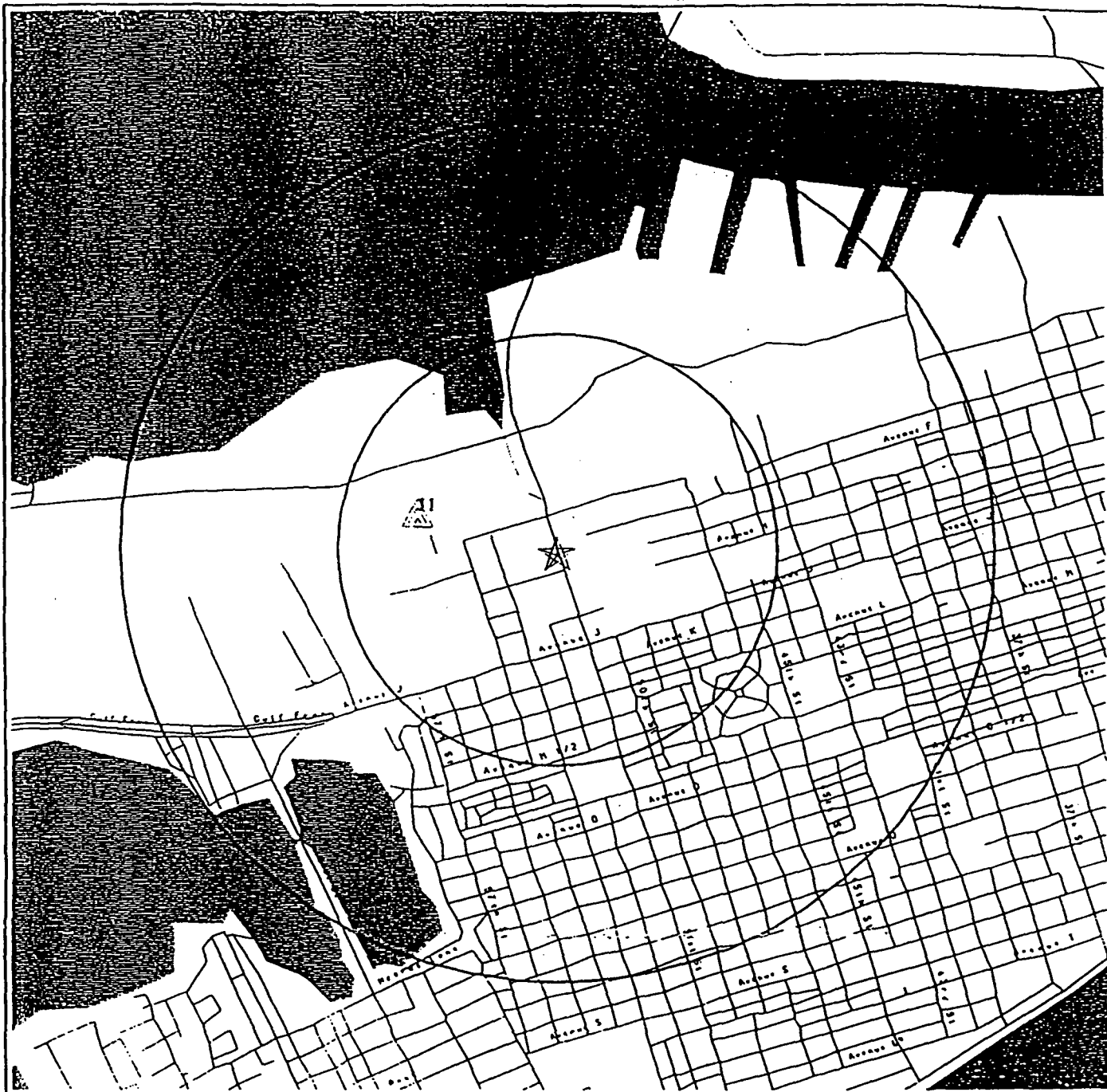
SUBJECT PROPERTY INFORMATION

YOUR FILE NAME/LOAN ID #: Estate of William R. Barck, Sr.

ADDRESS: 800 51st Street
CITY/STATE/ZIP: Galveston TX 77552
COUNTY: GALVESTON
LAT/LONG: 29.2950 / 84.825 TWP: RNG: SEC:
PROPERTY CLASS: COM REPORT LEVEL: BASIC

SUBSCRIBER NAME: Northwest Envirocon
ATTN: Spenta Iran
ACCOUNT NUMBER: 1013285
INQUIRY NUMBER: 24907-1
DATE OF INQUIRY: 02/10/1993

PRIMARY MAP #1



* - Indicates SUBJECT PROPERTY.

- Indicates environmental elements found in the NEDIS database, resulting from a search of specified databases at specified search distances.

Map locations are approximate. For further locational information where available, refer to the map legends.

SUBJECT PROPERTY INFORMATION

YOUR FILE NAME/LOAN ID #: Estate of William R. Barck, Sr.

ADDRESS: 600 51st Street
CITY/STATE/ZIP: Galveston TX 77552
COUNTY: GALVESTON
LAT/LONG: 29.2950 / 94.825 TWP: RING: SEC:
PROPERTY CLASS: COM REPORT LEVEL: BASIC

SUBSCRIBER NAME: Northwest Envirocon
ATTN: Spenta Iran
ACCOUNT NUMBER: 1013285
INQUIRY NUMBER: 24907-1
DATE OF INQUIRY: 02/10/1993

PRIMARY MAP #2



* - Indicates SUBJECT PROPERTY.

△ - Indicates environmental elements found in the NEDIS database, resulting from a search of specified databases at specified search distances.

Map locations are approximate. For further locational information where available, refer to the map legends.

SUBJECT PROPERTY INFORMATION

YOUR FILE NAME/LOAN ID #: Estate of William R. Barck, Sr.

ADDRESS: 800 51st Street
CITY/STATE/ZIP: Galveston TX 77552
COUNTY: GALVESTON
LAT/LONG: 29.2950 / 94.825 TWP: RNG: SEC:
PROPERTY CLASS: COM REPORT LEVEL: BASIC

SUBSCRIBER NAME: Northwest Environcon
ATTN: Spenta Iran
ACCOUNT NUMBER: 1013285
INQUIRY NUMBER: 24907-1
DATE OF INQUIRY: 02/10/1993

SECTION 1

PRIMARY MAP RESULTS SUMMARY

Number of Adjacent
Sites in Database*

Database	Target Property	Search Distance(Mi)	0-1/8	1/8-1/4	1/4-1/2	1/2-1	> 1	Total
NPL		1.000	0	0	0	0	0	0
RCRIS-TSDF		1.000	0	0	0	0	0	0
State Hazardous Waste		1.000	0	0	0	0	0	0
CERCLIS		0.500	0	1	0	0	0	1
State Landfill		0.500	0	0	0	0	0	0
LUST		0.500	0	1	0	0	0	1
UST		0.500	2	6	6	0	0	14
RCRIS-Generator		0.250	1	2	1	0	0	4
HMIRS		0.000	0	0	0	0	0	0
PADS		0.000	0	0	0	0	0	0
ERNS		0.250	0	0	0	0	0	0
FINDS		0.500	1	3	1	0	0	5
TRIS		0.000	0	0	0	0	0	0
TSCA		0.000	0	0	0	0	0	0

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
1 ACTION WRECKER & TRUCKING 601 51ST STREET GALVESTON TX 77551 EDR ID: U000549501	UST	0 - 1/8	N	Block Face
2 MALIN ENVIRONMENTAL INC 5220 AVE G GALVESTON TX 77551 EDR ID: 1000653197 EPA ID: TXD988029419	RCRIS-SQG FINDS	0 - 1/8	SW	Block Face
3 UNIFORM & LINEN 820 51 ST ST GALVESTON TX 77550 EDR ID: U000516781	UST	0 - 1/8	SSE	Block Face
6 EXXON CO., USA S-4692 5028 BROADWAY GALVESTON TX 77550 EDR ID: U000513137	UST	1/8 - 1/4	SSE	Block Face
7 DBA MOODY COMPRESS & WHSE. 4906 AVE J GALVESTON TX 77550 EDR ID: U000543170	UST	1/8 - 1/4	SE	Block Face
8 4701 5315 BROADWAY GALVESTON TX 77550 EDR ID: U000518229	UST	1/8 - 1/4	SSW	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
<p>9</p> <p>#1 FOOD STORE</p> <p>4827 AVE J</p> <p>GALVESTON TX 77551</p> <p>EDR ID: U000554687</p>	UST	1/8 - 1/4	SE	Block Face
<p>10</p> <p>FISCA OIL CO., INC</p> <p>5411 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000533898</p>	LUST UST	1/8 - 1/4	SSW	Block Face
<p>11</p> <p>BROWNING-FERRIS INDUSTRIES</p> <p>5515 PORT INDUSTRIAL</p> <p>HITCHCOCK TX 77563</p> <p>EDR ID: 1000438142</p> <p>EPA ID: TXD980864557</p>	CERCLIS FINDS	1/8 - 1/4	WNW	EDR Verified
<p>CERCLIS Site Status : EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.</p> <p>CERCLIS Last Assessment : PRELIMINARY ASSESSMENT Completed - 01/01/84</p>				
<p>12</p> <p>MAGNOLIA COMPRESS COMPANY</p> <p>515 46TH STREET PO BOX 2</p> <p>GALVESTON TX 77553</p> <p>EDR ID: U000556134</p>	UST	1/8 - 1/4	ENE	Block Face
<p>8</p> <p>ARAMCO INC</p> <p>5105 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: 1000297027</p> <p>EPA ID: TXD008074783</p>	RCRIS-SQG FINDS	1/8 - 1/4	SSE	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
<p>B</p> <p>QUALITY CLEANERS & LAUNDRY</p> <p>5117 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: 1000287285</p> <p>EPA ID: TXD025960782</p>	<p>RCRIS-SQG</p> <p>FINDS</p>	1/8 - 1/4	SSE	Block Face
<p>13</p> <p>MEINAKE MUFFLERS</p> <p>4528 AVE J</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000515934</p>	UST	1/4 - 1/2	ESE	Block Face
<p>A</p> <p>PIT STOP C-STORE</p> <p>4401 BROADWAY</p> <p>GALVESTON TX 77553</p> <p>EDR ID: U000516618</p>	UST	1/4 - 1/2	E	Block Face
<p>A</p> <p>SHELL OIL CO</p> <p>4427 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000509685</p>	UST	1/4 - 1/2	E	Block Face
<p>C</p> <p>BROADWAY FUNERAL HOME</p> <p>5815 BROADWAY</p> <p>GALVESTON TX 77551</p> <p>EDR ID: U000551503</p>	UST	1/4 - 1/2	SW	Block Face
<p>C</p> <p>J.R. MCCONNELL</p> <p>5828 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000532369</p>	UST	1/4 - 1/2	SW	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
D FLOWERS MOTOR COMPANY-PONTIAC 5915 BROADWAY GALVESTON TX 77550 EDR ID: 1000436311 EPA ID: TXD981050495	FINDS RCRIS-LQG	1/4 - 1/2	SW	Block Face
D FLOWERS MOTORS 5915 BROADWAY GALVESTON TX 77553 EDR ID: U000528798	UST	1/4 - 1/2	SW	Block Face

BLOCK GROUP SITE LIST

The Block Group Site List identifies properties geocoded at the Block Group level. Technically, a Block Group is the population centroid of a group averaging 300 households. A site geocoded at Block Group accuracy is expected (with 90% confidence) to be located within approximately 5,300 feet of its true geographical location. Because of the inherent inaccuracies involved, Block Group sites in the report are identified as being "within one mile of the target property" without a specific direction or distance being identified. The Working Map should be used to attempt to more accurately locate these sites.

Site	Database Name(s)
FORMER BILLUPS STATION #8101 61ST ST & AVENUE Q GALVESTON TX 77551 EDR ID: U000502959	UST
GALVESTON FIRE DEPT TRAINING FLD 59TH & LENNOX ST GALVESTON TX 77551 EDR ID: U000553413	LUST UST
RAS 6-2682 3827 BROADWAY GALVESTON TX 77550 EDR ID: U000513196	UST
SHOP N GO 3627 BROADWAY GALVESTON TX 77590 EDR ID: U000555122	UST
SIGMOR SHAMROCK #353 3927 BROADWAY GALVESTON TX 77550 EDR ID: U000538661	UST
STOP-N-GO 3902 BROADWAY GALVESTON TX 77550 EDR ID: U000525080	UST
STOP-N-GO MARKETS [1731] 3702 BROADWAY GALVESTON TX 77550 EDR ID: U000525681	UST

BLOCK GROUP SITE LIST

Site

Database
Name(s)

TEAKWOOD
400 TIKI DR
GALVESTON
EDR ID: U000548897

TX 77554

UST

ORPHAN LIST

The Orphan Site list identifies properties with ungeocodable street addresses within zip code of the search radius.
The Working Map may be used to attempt to more accurately locate these sites.

Site	Database Name(s)
12BHY 3402 SEAWALL BLVD GALVESTON TX 77550 EDR ID: S100242599	LUST
AIR LOGISTICS SCHOLLES FIELD GALVESTON TX 77551 EDR ID: U000502350	UST
ALAMO ELEMENTARY SCHOOL 5200 AVE N 1/2 GALVESTON TX 77550 EDR ID: U000523043	UST
AMOCO OIL COMPANY LOGAN STR & 5TH AV S GALVESTON TX 77550 EDR ID: 1000650073 EPA ID: TXD987969326	FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

BAYOU VIEW UNKNOWN GALVESTON TX 77550 EDR ID: 1000707429 EPA ID: TXD988076907	CERCLIS
---	---------

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CERCLIS Last Assessment : DISCOVERY Completed - 09/23/92

ORPHAN LIST

BLUEBONNET WAREHOUSES

29TH

GALVESTON

TX 77550

EDR ID: S100248470

LUST

BONNO BAIT CAMP

7500 INDUSTRIAL RD

GALVESTON

TX 77551

EDR ID: 1000707415

EPA ID: TXD988066635

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

BREDERO PRICE INC

PORT INDUSTRIAL RD.

GALVESTON

TX 77550

EDR ID: 1000651604

EPA ID: TXD988005583

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

CAMPECHE COVE

3800 COVE VIEW

GALVESTON

TX 77550

EDR ID: U000548183

UST

CENTURY PAPERS INC

112 28TH STREET

GALVESTON

TX 77550

EDR ID: U000519929

UST

CHEVRON STATION

6027 BROADWAY

GALVESTON

TX 77550

EDR ID: S100241605

LUST

ORPHAN LIST

CHEVRON USA INC #108379

6102 AVE S & 61ST

GALVESTON TX 77550

EDR ID: 1000653742

EPA ID: TXD988035127

RCRIS-SQG

FINDS

CONSTRUCTION DUMP SITE

PORT INDUSTRIAL - SEE MAP

GALVESTON TX 77550

EDR ID: 1000707938

EPA ID: TXD987990256

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CRYSTAL BEACH

UNKNOWN

GALVESTON TX 77550

EDR ID: 1000707435

EPA ID: TXD988076964

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

DEW POINT CORP DBA SPIN N MARKET

502 FERRY RD

GALVESTON TX 77550

EDR ID: U000531091

UST

DIAZ SERV CTR

1325 39TH

GALVESTON TX 77550

EDR ID: S100242516

LUST

DISCHARGING LAGOON

LOCATED OFF PORT INDUSTRIAL ROAD

GALVESTON TX 77550

EDR ID: 1000707939

EPA ID: TXD987990264

CERCLIS

ORPHAN LIST

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

DOWELL SCHLUMBERGER INCORPORATED
C/O MILCHEM PELICAN ISLAND
GALVESTON TX 77550
EDR ID: 1000204895
EPA ID: TXD086980430

RCRIS-SQG
FINDS

DRUM AT CG BASE
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707431
EPA ID: TXD988076923

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CERCLIS Last Assessment : DISCOVERY Completed - 09/23/92

DUVAL CORPORATION
4500 INDUSTRIAL ROAD
GALVESTON TX 77550
EDR ID: 1000646196
EPA ID: TXD062095641

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

EVERGREEN HELICOPTERS OF ALASKA
2001 EVERGREEN DR
GALVESTON TX 77551
EDR ID: U000503522

UST

EXXON CO USA #61943
6026 SEAWALL
GALVESTON TX 77550
EDR ID: 1000653194
EPA ID: TXD988029385

RCRIS-SQG
FINDS

ORPHAN LIST

EXXON CO USA #64692
5028 BROADWAY
GALVESTON TX 77550
EDR ID: 1000653193
EPA ID: TXD988029377

RCRIS-SQG
FINDS

EXXON CO USA #67466
601 BROADWAY SEAWALL
GALVESTON TX 77550
EDR ID: 1000653191
EPA ID: TXD988029351

RCRIS-SQG
FINDS

EXXON CO USA #67682
6101 BROADWAY 61ST
GALVESTON TX 77550
EDR ID: 1000653190
EPA ID: TXD988029344

RCRIS-SQG
FINDS

EXXON CO., USA 6-6344
4502 BLVD
GALVESTON TX 77550
EDR ID: U000513148

UST

FOR SALE SITE
OFF PORT INDUSTRIAL ROAD
GALVESTON TX 77550
EDR ID: 1000707946
EPA ID: TXD988026332

CERCLIS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON CITY OF
2514 SEALY
GALVESTON TX 77550
EDR ID: 1000654534
EPA ID: TXD988044236

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility is involved in pesticide production

ORPHAN LIST

GALVESTON FERRY LANDING

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707460
EPA ID: TXD988077210

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON FIRE FIGHTING TR GROUNDS

UST

59TH ST
GALVESTON TX 77550
EDR ID: S100245916

GALVESTON ISLAND

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707459
EPA ID: TXD988077202

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON ISLAND STATE PARK

UST

RT 1 BOX 156A
GALVESTON TX 77551
EDR ID: U000506571

GALVESTON MAIN WASTE WATER TRT PLT

RCRIS-SQG
FINDS

5200 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000431993
EPA ID: TXD000729319

Other Pertinent Environmental Activities Identified at Site:

- facility has active water discharge permits

GALVESTON YACHT BASIN

UST

507 FERRY RD
GALVESTON TX 77550
EDR ID: U000518792

ORPHAN LIST

GALVESTON, TX. VOR
ON AIRPORT SCHOLES FIE
GALVESTON TX 77551
EDR ID: U000528450

UST

GULF BREEZE CONVEIENCE STORE
12124 FM RD 3005
GALVESTON TX 77551
EDR ID: U000532928

UST

GULF OIL CORP
6102 AVE S AT 61ST
GALVESTON TX 77550
EDR ID: U000527956

UST

GULF OIL CORP.
3301 AVE J @ 33RD
GALVESTON TX 77550
EDR ID: U000527952

UST

HALF-MILE LAGOON
ON 51ST OFF PORT INDUSTRIAL ROAD
PELICAN ISLAND TX 77551
EDR ID: 1000482540
EPA ID: TXD987990413

CERCLIS
FINDS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

HOUSTON SHELL & CONCRETE
7002 INDUSTRIAL BLVD
GALVESTON TX 77551
EDR ID: U000514228

UST

ORPHAN LIST

IMPERIAL HOLLY CORPORATION
T HEAD PIER 35/36
GALVESTON TX 77550
EDR ID: U000514094

UST

ISLAND CITY IRON & SUPPLY INC
7100 AVE E
GALVESTON TX 77550
EDR ID: 1000151870
EPA ID: TXD026484774

RCRIS-SQG
FINDS
UST

JAMAICA BEACH
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707452
EPA ID: TXD988077137

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

KILGORE MARINE, INC.-K-I K-II K-III K-IV
2511 COUNTY RD 1495 MOBIL DOCK
FREEPORT TX 77551
EDR ID: 1000236404
EPA ID: TXD981908882

RCRIS-SQG
FINDS

LEO MOROVICH OIL CO.
3524 28 AVE J BROADWAY
GALVESTON TX 77550
EDR ID: U000529898

UST

LIBERTY SEAFOOD INC
SEVENTH & WHARF STREET
GALVESTON TX 77550
EDR ID: U000551086

UST

LIQUID ENERGY INC - GALVESTON
5905 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000648080
EPA ID: TXD980747067

FINDS

ORPHAN LIST

LIVING FAITH CHRISTIAN SCHOOL
3315 7 MILE RD
GALVESTON TX 77551
EDR ID: 1000649456
EPA ID: TXD981601149

FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility is involved in pesticide production

LUKES #3
22220 TERMINI
GALVESTON TX 77551
EDR ID: U000517735

UST

M-I DRILLING FLUIDS CO-GALVESTON
4105 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000111107
EPA ID: TXD980698930

RCRIS-SQG
FINDS
TRIS

M-I DRILLING FLUIDS CO-PELICAN ISLAND
LAST TRUCK EXIT
GALVESTON TX 77550
EDR ID: 1000111110
EPA ID: TXD9817773736

RCRIS-SQG
FINDS

MAGCOBAR MINERALS DIVISION
4105 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: U000547343

UST

MARK PRODUCING INC
PELICAN ISLAND-MAGCOBAR DOCKS
GALVESTON TX 77550
EDR ID: 1000267043
EPA ID: TXD981149933

RCRIS-SQG
FINDS

MCCOY BLDG CENT.
ROUTE 4 BOX 247
GALVESTON TX 77551
EDR ID: U000505409

UST



ORPHAN LIST

Other Pertinent Environmental Activities Identified at Site:

- facility has active water discharge permits

NINTH STREET DRUMS

CERCLIS

9TH STREET DRUM

GALVESTON TX 77550

EDR ID: 1000707944

EPA ID: TXD987996477

CERCLIS Site Status :

This site is currently under investigation by the government to assess the extent of further action.

OLD CITY LANDFILL

CERCLIS

NORTH 61TH ACROSS FROM SEARS

GALVESTON TX 77550

EDR ID: 1000707937

EPA ID: TXD987990249

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

OLD CITY LANDFILL

FINDS

N 61TH ACROSS FROM SEARS

GALVESTON TX 77551

EDR ID: 1000482523

EPA ID: TXD987990249

PALM BEACH - GALVESTON ISLAND

CERCLIS

UNKNOWN

GALVESTON TX 77550

EDR ID: 1000707444

EPA ID: TXD988077053

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

PIRATES BEACH MARINA

UST

14302 STEWART RD

GALVESTON TX 77551

EDR ID: U000549714

ORPHAN LIST

PLUMMER PEST MANAGEMENT INC
4323 AVENUE S
GALVESTON TX 77550
EDR ID: 1000645709
EPA ID: TXD026486415

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility is involved in pesticide production
- civil judicial and administrative enforcement cases against facility

POCKET PARK II
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707443
EPA ID: TXD988077046

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

PORETTO BEACH - GALVESTON
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707442
EPA ID: TXD988077038

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

QUALITY FUEL CORP
1200 PELICAN ISLAND
GALVESTON TX 77550
EDR ID: U000548830

UST

SAN LUIS BEACH
SAN LUIS BEACH
GALVESTON TX 77550
EDR ID: 1000707943
EPA ID: TXD987996469

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

ORPHAN LIST

SASSER'S GENERAL STORE, INC.
13722 FM RD 3005
GALVESTON TX 77551
EDR ID: U000510577

UST

SEALCRAFT OPERATORS INC
3305 AVE S
GALVESTON TX 77550
EDR ID: 1000278092
EPA ID: TXD026483644

RCRIS-SQG
FINDS

SEAWALL AND 10TH ST. DRUM
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707471
EPA ID: TXD988077335

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

SEAWALL DRUMS II

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707469
EPA ID: TXD988077319

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

SEAWALL, TX
GALVESTON BEACH
GALVESTON TX 77550
EDR ID: 1000707942
EPA ID: TXD987996451

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

ORPHAN LIST

SEVEN A M FOOD STORE
2728 BROADWAY
GALVESTON TX 77550
EDR ID: S100244858

LUST
SWF/LS

SEVEN A M FOOD STORE
2728 BROADWAY
GALVESTON TX 77550
EDR ID: S100245661

LUST

SHELEY CO. MILLINGTON LF
TN 77550
EDR ID: S100244858

LUST
SWF/LS

SHELL OFFSHORE INC GALVESTON TERMINAL
PELICAN ISLAND
GALVESTON TX 77550
EDR ID: 1000287957
EPA ID: TXD037773611

FINDS
RCRIS-LQG

SOUTH OF RAILROAD TRACK, SOUTH S
PIER 18 AT WEST END
GALVESTON TX 77550
EDR ID: U000526026

UST

SOUTHERN UNION GAS CO.
33RD AVE D
GALVESTON TX 77550
EDR ID: U000520097

UST

SPANISH GRANT BEACH

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707467
EPA ID: TXD988077293

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no

ORPHAN LIST

STAN BLAST ABRASIVES
5712 PORT INDUSTRIAL
GALVESTON TX 77550
EDR ID: 1000651622
EPA ID: TXD988005781

FINOS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

STEPHEN F AUSTIN INTERMEDIATE
1514 AVE N 1/2
GALVESTON TX 77550
EDR ID: U000523044

UST

STEWART BEACH
GALVESTON TX 77550
EDR ID: 1000707468
EPA ID: TXD988077301

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

STOP-N-GO
2517 BROADWAY
GALVESTON TX 77550
EDR ID: S100246363

LUST

STOP-N-GO
2804 AVE R 1/2
GALVESTON TX 77550
EDR ID: U000525066

UST

STOP-N-GO
13 MILE RD.
GALVESTON TX 77550
EDR ID: U000525197

UST

ORPHAN LIST

STOP-N-GO
16710 SAN LUIS PASS RD
GALVESTON TX 77550
EDR ID: U000525749

UST

SULLIVAN ENTERPRISES, INC.
5711 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: U000506466

UST

TANK BARGE PSY-102

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707464
EPA ID: TXD988077269

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEICHMAN DRUMS

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707462
EPA ID: TXD988077244

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEICHMAN RD SOL
8614 TEICHMAN
GALVESTON TX 77551
EDR ID: U000540948

UST

TERRAMAR BEACH
AT TERRAMAR BEACH
GALVESTON TX 77550
EDR ID: 1000707941
EPA ID: TXD987996444

CERCLIS

ORPHAN LIST

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEXAS A&M UNIVERSITY AT GALVESTON
200 SEAWOLF PARK BLVD
GALVESTON TX 77550
EDR ID: 1000156682
EPA ID: TXD020817961

FINDS
RCRIS-LQG

TEXAS CITY FACILITY
FM 517 & HWY 146
TEXAS CITY TX 77550
EDR ID: U000530356

UST

THE RITZ CARWASH
2712 61ST ST
GALVESTON TX 77551
EDR ID: U000546061

UST

TINSE CHEMICAL CO
20 BRADNER ST
PELICAN ISLAND TX 77550
EDR ID: 1000454710
EPA ID: TXT982813727

FINDS
RCRIS-TSDF

UNKNOWN SITE
OFF PORT INDUSTRIAL ROAD - SEE MAP
GALVESTON TX 77550
EDR ID: 1000707940
EPA ID: TXD987990355

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

US PLYWOOD CORPORAT
3902 WATER
GALVESTON TX 77550
EDR ID: 1000650222
EPA ID: TXD987971363

FINDS

ORPHAN LIST

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

US POST OFFICE COURTHOUSE

TWENTY-FIFTH ST & AV

GALVESTON TX 77550

EDR ID: 1000656592

EPA ID: TX3470000081

FINDS

UT MEDICAL AT GAL

PHYSICAL DEPT J-16

GALVESTON TX 77550

EDR ID: 1000651383

EPA ID: TXD988002960

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

UTMB LIPTON TEA BLDG

1902 WATER ST

GALVESTON TX 77550

EDR ID: 1000431994

EPA ID: TXD020819694

RCRIS-SQG

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

VTTEX PACKAGING INC

2026 LOCKHEED

GALVESTON TX 77550

EDR ID: 1000225825

EPA ID: TXD008097677

FINDS

RCRIS-LQG

ORPHAN LIST - OTHER

The Orphan list (other) contains sites which, for whatever reason, could not be geocoded. Common reasons may include lack of a valid street address or an unidentifiable city or state. These sites may or may not be within close proximity of the target property; however, all are contained within the same city (or cities) or county as the target property's zip code.

Site	Database Name(s)
A&M UNIV AT GALVESTON ACROSS FROM MITCHELL CAMPUS ON PELICAN ISLAND TX EDR ID: S100093072	SWF/LS
ABC TREADCO INC 1810 S HWY 3 IN LEAGUE CITY TX EDR ID: S100093073	SWF/LS
ANONSEN, PAUL 3924 LAS PALMES ST IN GALVESTON TX EDR ID: S100093069	SWF/LS
BONNO, JOHN CITY TX EDR ID: S100091945	SWF/LS
BOWERS, A A LOT9 OSTEMEYER SUBD, S 792FT OF LOT229&236 OF T&L # TX EDR ID: S100093071	SWF/LS
CLOSED SERVICE STATION 3826 BROADWAY GALVESTON TX 00000 EDR ID: S100244985	LUST

ORPHAN LIST - OTHER

CLOSED SERVICE STATION
3826 BROADWAY
GALVESTON TX 00000
EDR ID: S100245808

LUST

COLLINS, ROOSTER
JUST W OF JAMAICA BCH C L 17130 FM 3005
TX
EDR ID: S100093070

SWF/LS

DIMITRI, MANETAS
1240 HWY J45 HITCHCOCK
TX
EDR ID: S100091948

SWF/LS

EXXON STATION NO 6-2682
3827 BROADWAY
GALVESTON TX 00000
EDR ID: S100241406

LUST

FLORA & LETARICH
ON FM518 IN FRIENDSWOOD
TX
EDR ID: S100091947

SWF/LS

FORMER SHELL RETAIL FACILITY
4427 BROADWAY
GALVESTON TX 00000
EDR ID: S100243067

LUST

GALVESTON PLUMBING SERV
GALVESTON TX
EDR ID: S100091950

SWF/LS

ORPHAN LIST - OTHER

GALVESTON SERVICE CENTER
502 27TH ST
GALVESTON TX 00000
EDR ID: S100241046

LUST

GALVESTON, CITY OF
ADJ TO MAIN STP ON PORT INDSTR BLVD AT CHARLES SM
TX
EDR ID: S100094725

SWF/LS

GALVESTON, CITY OF
LAS PALMOS & MIRAMER BEHIND 3922-3914 LAS PALMOS
TX
EDR ID: S100107226

SWF/LS

H A S CORP
77TH ST
TX
EDR ID: S100091943

SWF/LS

HOWARD, E R
CITY
TX
EDR ID: S100094721

SWF/LS

HOWARD, E R
9MILE RD, 1000 FEET N OF STEWART RD
TX
EDR ID: S100107223

SWF/LS

KLIESING, RAYMOND
ON FM518 JUST INSIDE FRIENDSWOOD CITY LIMITS
TX
EDR ID: S100107224

SWF/LS

ORPHAN LIST - OTHER

LEAGUE CITY, CITY OF
CITY

SWF/LS

TX

EDR ID: S100091944

LEVY, STANLEY
246 TEXAS CITY WYE
GALVESTON
EDR ID: U000549483

UST

TX

LLEWELYN, GLENN RAY
ON E SIDE SH 6 S OF WEBB RD W PART LOTS 10 11 12 A

SWF/LS

TX

EDR ID: S100107227

MATHEWS, INC

SWF/LS

TX

EDR ID: S100091942

MOBIL SER STATION #12-BMK
6027 STEWART RD
GALVESTON
EDR ID: S100247976

LUST

TX

MORTON, ADRIAN C.

SWF/LS

GALVESTON ,
EDR ID: S100091940

TX

MULLER, LOUIS
ON SEALY RD NEXT TO * U-STOW & GO

SWF/LS

TX

EDR ID: S100094724

ORPHAN LIST - OTHER

NASH, PAUL
END OF 9 MILE ROAD
TX
EDR ID: S100107225

SWF/LS

PATRICK J. HOGAN DBA PAT
TX
EDR ID: S100091941

SWF/LS

PICKETT, BOB
OSTERMEYER RD 3000 FT E OF 9 MILE RD
TX
EDR ID: S100094723

SWF/LS

RESOLUTION TRUST CORPORAT
I-455 AND FM 2004, PARK 15
TX
EDR ID: S100107229

SWF/LS

SAMPSON, MILTON
CITY
TX
EDR ID: S100094722

SWF/LS

SAMPSON, MILTON G III
9 MILE & STEWART RD
TX
EDR ID: S100091946

SWF/LS

WILLIAMS SERVICE CENTER
7711 BERING RD IN HITCHCOCK-TIRE STORAGE
TX
EDR ID: S100107228

SWF/LS

ORPHAN LIST - OTHER

LUST

502 FERRY
GALVESTON TX 00000
EDR ID: S100241885

LUST

Date Spilled: Not Avail
Date Cleaned: Not Available

Spenta F. Iranl

**Enviromental Consultant
Northwest Envirocon
Houston**

EDUCATION: Master of Science

Environmental Engineering
The University of Texas at El Paso, Texas

Aug 1990-May 1992

B.E Civil Engineering
Osmania University, Hyderabad, India

Aug 1985-June 1989

WORK

ENVIRONMENTAL CONSULTANT

July 1992-Present

EXPERIENCE Northwest Envirocon Inc., Houston, Texas 77058

- Incharge of Phase I and II Environmental Assessments for Residential, Commercial and Industrial Properties

ENVIRONMENTAL ENGINEER

Jan 1992-May 1992

Archana Laboratories, El Paso, Texas

- Analysis of Water, Wastewater and Solid Waste

SITE ENGINEER

Aug 1989-June 1990

Drillrock Engineers, Hyderabad, India

Planning and Supervision of Field Projects

- Installation of UST for Field Projects

- Site Selection for Monitoring Wells

- Design of Small Sewer Systems

**RESEARCH
EXPERIENCE**

- Evaluation of Anaerobic-Intermittent Sand Filters for Treatment of Domestic Wastewater

- Involved in the Development of a Comprehensive Expert System on Environmental Data for the Industries in El Paso and Juarez (Mexico)

- Involved in Household Hazardous Waste Management Study for the City of El Paso

- Evaluated the Plume Dimensions of Xylene Leakage from an UST using the Software Model Plume

- Designed Traffic Signals for a Four-way Intersection

**AREAS OF
KNOWLEDGE**

Water and Wastewater Treatment

Contamination and Remediation of Groundwater

Water and Wastewater Engineering

Solid and Hazardous Waste Management and Reg.

Transportation Engineering

Groundwater Hydrology
Engineering Geology

Soil Stabilization

Fluid Mechanics

Soil Dynamics

**TECHNICAL
EDUCATION**

Attended Third and Fourth Hazardous Materials Update National Video Teleconference

- Attended Laboratory Safety Workshop

- Passed NOISH 582 Course

Phase II Site Investigation Report

of

Estate of William Richard Black, Sr.

NWE Project #8156

Prepared for
FDIC



Prepared by:
Eric Connelly

16811 El Camino Real #119
Houston, Texas 77058
713-422-0600

RECEIVED
APR 26 1993

HCO - ASU

RECEIVED
4.26.93

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Introduction:

Northwest Envirocon, Inc. was retained by the Federal Deposit Insurance Corporation, FDIC, on February 8, 1993, to conduct a Phase II Assessment on the Property known as the "Estate of William Richard Black, Sr.", Lamis # 4101-00125480-1, located at 600 51st Street, Galveston, Texas, hereafter known as the subject Property. A site visit was conducted on February 19, by Spenta Irani, Environmental Engineer, Eric Connelly, Chemist, and Dr. Sudhir Desai, Ph.D., C.I.H., of Northwest Envirocon, Inc. Limited soil sampling was performed according to the recommended scope of services as outlined in Exhibit 4, Additional Services, of Solicitation No. 33-012093-HS-EPA.

All laboratory analysis was conducted by A & B Environmental Services, Inc., located at 1643 Federal Road, Houston, Texas, a Texas Water Commission inspected laboratory.

Sampling Procedure:

A total of five core samples were collected in areas of soil which were observed or suspected to be affected by the release of wastes. These locations were selected to provide the greatest probability of finding contamination. These sample locations are detailed in the attached map of the subject Property and are also listed in Table 1. Two samples were collected from each boring at a depth of approximately one foot and three feet, respectively. Two background samples were collected approximately fifty feet north of the subject Property at a depth of one foot and three feet, respectively. The groundwater table was intercepted at a depth of approximately three feet at all the sampling locations.

The soils were predominantly sandy, with some clay content. There were extensive areas which indicated the presence of fill activity in the past. This is typical of the area.

All the samples were collected using a hand actuated auger. The auger was decontaminated prior to obtaining each sample by scrubbing with a stiff bristled brush and washing with water. Soil samples were collected in Quarpac bottles (500 ml), which were sealed and then delivered by Dr. Desai of Northwest Envirocon the same day to A&B Labs, Houston, Texas. The samples were analyzed for TPH¹, Total Lead², Total Chromium³ and PCB's⁴ according to the EPA approved methods. The samples obtained from one foot depth were analyzed for all of the above parameters. As per the recommended Scope of Services, the deeper samples were only analyzed for those parameters detected in the shallow samples.

After further discussion and investigation, samples numbered 2 and 2A were not analyzed as it

¹ Method 418.1

² Method 6010

³ Method 6010

⁴ Method 8080

was Northwest Envirocon's opinion that this sample was the least likely to show evidence of contamination.

For the purposes of determining disposal requirements and cost estimates, the samples were composited and analyzed using the TCLP leachate procedure

Sample #	Sample Location	Sample Depth
1	25 feet from North Fence 10 feet from East Fence	1 foot
1A	25 feet from North Fence 10 feet from East Fence	2.5 feet
3	Between AST and Drums	1 foot
3A	Between AST and Drums	3 feet
4	1.5 feet West of Battery Storage	1 foot
4A	1.5 feet West of Battery Storage	2.5 feet
5	By Southwest Corner of Metal Warehouse	1 foot
5A	By Southwest Corner of Metal Warehouse	3 feet
6	Background sample taken from adjoining property to the north	1 foot
6A	Background sample taken from adjoining property to the north	3 feet

Table 1

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
1 ACTION WRECKER & TRUCKING 601 51ST STREET GALVESTON TX 77551 EDR ID: U000549501	UST	0 - 1/8	N	Block Face
2 MALIN ENVIRONMENTAL INC 5220 AVE G GALVESTON TX 77551 EDR ID: 1000653197 EPA ID: TXD988029419	RCRIS-SQG FINDS	0 - 1/8	SW	Block Face
3 UNIFORM & LINEN 820 51 ST ST GALVESTON TX 77550 EDR ID: U000516781	UST	0 - 1/8	SSE	Block Face
6 EXXON CO., USA 6-4692 5028 BROADWAY GALVESTON TX 77550 EDR ID: U000513137	UST	1/8 - 1/4	SSE	Block Face
7 DBA MOODY COMPRESS & WHSE. 4906 AVE J GALVESTON TX 77550 EDR ID: U000543170	UST	1/8 - 1/4	SE	Block Face
8 #701 5315 BROADWAY GALVESTON TX 77550 EDR ID: U000518229	UST	1/8 - 1/4	SSW	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
9 #1 FOOD STORE 4827 AVE J GALVESTON TX 77551 EDR ID: U000554687	UST	1/8 - 1/4	SE	Block Face
10 FISCA OIL CO., INC 5411 BROADWAY GALVESTON TX 77550 EDR ID: U000533898	LUST UST	1/8 - 1/4	SSW	Block Face
11 BROWNING-FERRIS INDUSTRIES 5515 PORT INDUSTRIAL HITCHCOCK TX 77563 EDR ID: 1000438142 EPA ID: TXD980864557	CERCUS FINDS	1/8 - 1/4	WNW	EDR Verified
CERCUS Site Status : EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.				
CERCUS Last Assessment : PRELIMINARY ASSESSMENT Completed - 01/01/84				
12 MAGNOLIA COMPRESS COMPANY 515 46TH STREET PO BOX 2 GALVESTON TX 77553 EDR ID: U000556134	UST	1/8 - 1/4	ENE	Block Face
B ARAMCO INC 5105 BROADWAY GALVESTON TX 77550 EDR ID: 1000297027 EPA ID: TXD008074783	RCRIS-SQG FINDS	1/8 - 1/4	SSE	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
<p>B</p> <p>QUALITY CLEANERS & LAUNDRY</p> <p>5117 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: 1000287285</p> <p>EPA ID: TXD025960782</p>	RCRIS-SQG FNDS	1/8 - 1/4	SSE	Block Face
<p>13</p> <p>MEINAKE MUFFLERS</p> <p>4528 AVE J</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000515934</p>	UST	1/4 - 1/2	ESE	Block Face
<p>A</p> <p>PIT STOP C-STORE</p> <p>4401 BROADWAY</p> <p>GALVESTON TX 77553</p> <p>EDR ID: U000516618</p>	UST	1/4 - 1/2	E	Block Face
<p>A</p> <p>SHELL OIL CO</p> <p>4427 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000509685</p>	UST	1/4 - 1/2	E	Block Face
<p>C</p> <p>BROADWAY FUNERAL HOME</p> <p>5815 BROADWAY</p> <p>GALVESTON TX 77551</p> <p>EDR ID: U000551503</p>	UST	1/4 - 1/2	SW	Block Face
<p>C</p> <p>J.R. MCCONNELL</p> <p>5828 BROADWAY</p> <p>GALVESTON TX 77550</p> <p>EDR ID: U000551503</p>	UST	1/4 - 1/2	SW	Block Face

PRIMARY MAP REPORT FINDINGS

Site	Database Name(s)	Approximate Distance From Target Property (miles)	Direction From Target Property	Geocoding Accuracy Flag
D FLOWERS MOTOR COMPANY-PONTIAC 5915 BROADWAY GALVESTON TX 77550 EDR ID: 1000436311 EPA ID: TXD981050495	FINDS RCRIS-LQG	1/4 - 1/2	SW	Block Face
D FLOWERS MOTORS 5915 BROADWAY GALVESTON TX 77553 EDR ID: U000528798	UST	1/4 - 1/2	SW	Block Face

BLOCK GROUP SITE LIST

The Block Group Site List identifies properties geocoded at the Block Group level. Technically, a Block Group is the population centroid of a group averaging 300 households. A site geocoded at Block Group accuracy is expected (with 90% confidence) to be located within approximately 5,300 feet of its true geographical location. Because of the inherent inaccuracies involved, Block Group sites in the report are identified as being "within one mile of the target property" without a specific direction or distance being identified. The Working Map should be used to attempt to more accurately locate these sites.

Site	Database Name(s)
FORMER BILLUPS STATION #8101 61ST ST @ AVENUE Q GALVESTON TX 77551 EDR ID: U000502959	UST
GALVESTON FIRE DEPT TRAINING FLD 59TH & LENNOX ST GALVESTON TX 77551 EDR ID: U000553413	LUST UST
RAS 6-2682 3827 BROADWAY GALVESTON TX 77550 EDR ID: U000513196	UST
SHOP N GO 3627 BROADWAY GALVESTON TX 77590 EDR ID: U000555122	UST
SIGMOR SHAMROCK #353 3927 BROADWAY GALVESTON TX 77550 EDR ID: U000538661	UST
STOP-N-GO 3902 BROADWAY GALVESTON TX 77550 EDR ID: U000525080	UST
STOP-N-GO MARKETS [1731] 3702 BROADWAY GALVESTON TX 77550 EDR ID: U000525681	UST

BLOCK GROUP SITE LIST

Site

**Database
Name(s)**

TEAKWOOD
400 TIKI DR
GALVESTON TX 77554
EDR ID: U000548897

UST

ORPHAN LIST

The Orphan Site list identifies properties with ungeocodable street addresses within zip code of the search radius.
The Working Map may be used to attempt to more accurately locate these sites.

Site	Database Name(s)
12BHY 3402 SEAWALL BLVD GALVESTON TX 77550 EDR ID: S100242599	LUST

AIR LOGISTICS SCHOLES FIELD GALVESTON TX 77551 EDR ID: U000502350	UST
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ALAMO ELEMENTARY SCHOOL 5200 AVE N 1/2 GALVESTON TX 77550 EDR ID: U000523043	UST
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AMOCO OIL COMPANY LOGAN STR & 5TH AV S GALVESTON TX 77550 EDR ID: 1000650073 EPA ID: TXD987969326	FINDS
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Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

BAYOU VIEW UNKNOWN GALVESTON TX 77550 EDR ID: 1000707429 EPA ID: TXD988076907	CERCLIS
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CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CERCLIS Last Assessment : DISCOVERY Completed - 09/23/92

ORPHAN LIST

BLUEBONNET WAREHOUSES

29TH

GALVESTON

TX 77550

EDR ID: S100248470

LUST

BONNO BAIT CAMP

7500 INDUSTRIAL RD

GALVESTON

TX 77551

EDR ID: 1000707415

EPA ID: TXD988066635

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

BREDERO PRICE INC

PORT INDUSTRIAL RD.

GALVESTON

TX 77550

EDR ID: 1000651604

EPA ID: TXD988005583

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has an emission permit under the Clean Air Act

CAMPECHE COVE

3800 COVE VIEW

GALVESTON

TX 77550

EDR ID: U000548183

UST

CENTURY PAPERS INC

112 28TH STREET

GALVESTON

TX 77550

EDR ID: U000519929

UST

CHEVRON STATION

6027 BROADWAY

GALVESTON

TX 77550

EDR ID: S100241605

LUST

ORPHAN LIST

CHEVRON USA INC #108379
6102 AVE S & 61ST
GALVESTON TX 77550
EDR ID: 1000653742
EPA ID: TXD988035127

RCRIS-SQG
FINDS

CONSTRUCTION DUMP SITE
PORT INDUSTRIAL - SEE MAP
GALVESTON TX 77550
EDR ID: 1000707938
EPA ID: TXD987990256

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CRYSTAL BEACH
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707435
EPA ID: TXD988076964

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

DEW POINT CORP DBA SPIN N MARKET
502 FERRY RD
GALVESTON TX 77550
EDR ID: U000531091

UST

DIAZ SERV CTR
1325 39TH
GALVESTON TX 77550
EDR ID: S100242516

LUST

DISCHARGING LAGOON
LOCATED OFF PORT INDUSTRIAL ROAD
GALVESTON TX 77550
EDR ID: 1000707939
EPA ID: TXD987990264

CERCLIS

ORPHAN LIST

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

DOWELL SCHLUMBERGER INCORPORATED
C/O MILCHEM PELICAN ISLAND
GALVESTON TX 77550
EDR ID: 1000204895
EPA ID: TXD086980430

RCRIS-SQG
FINDS

DRUM AT CG BASE
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707431
EPA ID: TXD988076923

CERCLIS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

CERCLIS Last Assessment : DISCOVERY Completed - 09/23/92

DUVAL CORPORATION
4500 INDUSTRIAL ROAD
GALVESTON TX 77550
EDR ID: 1000646196
EPA ID: TXD062095641

FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

EVERGREEN HELICOPTERS OF ALASKA
2001 EVERGREEN DR
GALVESTON TX 77551
EDR ID: U000503522

UST

EXXON CO USA #61943
6026 SEAWALL
GALVESTON TX 77550
EDR ID: 1000653194
EPA ID: TXD988029385

RCRIS-SQG
FINDS

ORPHAN LIST

EXXON CO USA #64692
5028 BROADWAY
GALVESTON TX 77550
EDR ID: 1000653193
EPA ID: TXD988029377

RCRIS-SQG
FINDS

EXXON CO USA #67466
601 BROADWAY SEAWALL
GALVESTON TX 77550
EDR ID: 1000653191
EPA ID: TXD988029351

RCRIS-SQG
FINDS

EXXON CO USA #67682
6101 BROADWAY 61ST
GALVESTON TX 77550
EDR ID: 1000653190
EPA ID: TXD988029344

RCRIS-SQG
FINDS

EXXON CO., USA 6-6344
4502 BLVD
GALVESTON TX 77550
EDR ID: U000513148

UST

FOR SALE SITE
OFF PORT INDUSTRIAL ROAD
GALVESTON TX 77550
EDR ID: 1000707946
EPA ID: TXD988026332

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON CITY OF
2514 SEALY
GALVESTON TX 77550
EDR ID: 1000654534
EPA ID: TXD988044236

FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility is involved in pesticide production

ORPHAN LIST

GALVESTON FERRY LANDING

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707460
EPA ID: TXD988077210

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON FIRE FIGHTING TR GROUNDS

UST

59TH ST
GALVESTON TX 77550
EDR ID: S100245916

GALVESTON ISLAND

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707459
EPA ID: TXD988077202

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

GALVESTON ISLAND STATE PARK

UST

RT 1 BOX 156A
GALVESTON TX 77551
EDR ID: U000506571

GALVESTON MAIN WASTE WATER TRT PLT

RCRIS-SQG

5200 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000431993
EPA ID: TXD000729319

FINDS

Other Pertinent Environmental Activities Identified at Site:

- facility has active water discharge permits

GALVESTON YACHT BASIN

UST

507 FERRY RD
GALVESTON TX 77550
EDR ID: U000518782

ORPHAN LIST

GALVESTON, TX. VOR
ON AIRPORT SCHOLES FIE
GALVESTON TX 77551
EDR ID: U000526450

UST

GULF BREEZE CONVEIENCE STORE
12124 FM RD 3005
GALVESTON TX 77551
EDR ID: U000532928

UST

GULF OIL CORP
6102 AVE S AT 81ST
GALVESTON TX 77550
EDR ID: U000527956

UST

GULF OIL CORP.
3301 AVE J @ 33RD
GALVESTON TX 77550
EDR ID: U000527952

UST

HALF-MILE LAGOON
ON 51ST OFF PORT INDUSTRIAL ROAD
PELICAN ISLAND TX 77551
EDR ID: 1000482540
EPA ID: TXD987990413

CERCLIS
FINDS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

HOUSTON SHELL & CONCRETE
7002 INDUSTRIAL BLVD
GALVESTON TX 77551
EDR ID: U000514228

UST

ORPHAN LIST

IMPERIAL HOLLY CORPORATION
T HEAD PIER 35/36
GALVESTON TX 77550
EDR ID: U000514094

UST

ISLAND CITY IRON & SUPPLY INC
7100 AVE E
GALVESTON TX 77550
EDR ID: 1000151870
EPA ID: TXD026484774

RCRIS-SQG
FINDS
UST

JAMAICA BEACH
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707452
EPA ID: TXD988077137

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

KILGORE MARINE, INC.-K-I K-II K-III K-IV
2511 COUNTY RD 1495 MOBIL DOCK
FREEPORT TX 77551
EDR ID: 1000236404
EPA ID: TXD981908882

RCRIS-SQG
FINDS

LEO MOROVICH OIL CO.
3524 28 AVE J BROADWAY
GALVESTON TX 77550
EDR ID: U000529898

UST

LIBERTY SEAFOOD INC
SEVENTH & WHARF STREET
GALVESTON TX 77550
EDR ID: U000551086

UST

LIQUID ENERGY INC - GALVESTON
5905 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000648080

FINDS

ORPHAN LIST

LIVING FAITH CHRISTIAN SCHOOL
3315 7 MILE RD
GALVESTON TX 77551
EDR ID: 1000649456
EPA ID: TXD981601149

FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility is involved in pesticide production

LUKES #3
22220 TERMINI
GALVESTON TX 77551
EDR ID: U000517735

UST

M-I DRILLING FLUIDS CO-GALVESTON
4105 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: 1000111107
EPA ID: TXD980698930

RCRIS-SQG
FINDS
TRIS

M-I DRILLING FLUIDS CO-PELICAN ISLAND
LAST TRUCK EXIT
GALVESTON TX 77550
EDR ID: 1000111110
EPA ID: TXD987773736

RCRIS-SQG
FINDS

MAGCOBAR MINERALS DIVISION
4105 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: U000547343

UST

MARK PRODUCING INC
PELICAN ISLAND-MAGCOBAR DOCKS
GALVESTON TX 77550
EDR ID: 1000267043
EPA ID: TXD981149933

RCRIS-SQG
FINDS

MCCOY BLDG CENT.
ROUTE 4 BOX 247
GALVESTON TX 77551

UST

ORPHAN LIST

Other Pertinent Environmental Activities Identified at Site:

- facility has active water discharge permits

NINTH STREET DRUMS

CERCLIS

9TH STREET DRUM

GALVESTON TX 77550

EDR ID: 1000707944

EPA ID: TXD987996477

CERCLIS Site Status :

This site is currently under investigation by the government to assess the extent of further action.

OLD CITY LANDFILL

CERCLIS

NORTH 61TH ACROSS FROM SEARS

GALVESTON TX 77550

EDR ID: 1000707937

EPA ID: TXD987990249

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

OLD CITY LANDFILL

FINDS

N 61TH ACROSS FROM SEARS

GALVESTON TX 77551

EDR ID: 1000482523

EPA ID: TXD987990249

PALM BEACH - GALVESTON ISLAND

CERCLIS

UNKNOWN

GALVESTON TX 77550

EDR ID: 1000707444

EPA ID: TXD988077053

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

PIRATES BEACH MARINA

UST

14302 STEWART RD

GALVESTON TX 77551

EDR ID: U000549714

ORPHAN LIST

PLUMMER PEST MANAGEMENT INC
4323 AVENUE S
GALVESTON TX 77550
EDR ID: 1000645709
EPA ID: TXD026486415

FINOS

Other Pertinent Environmental Activities Identified at Site:

- facility is involved in pesticide production
- civil judicial and administrative enforcement cases against facility

POCKET PARK II
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707443
EPA ID: TXD988077046

CERCLIS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

PORETTO BEACH - GALVESTON
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707442
EPA ID: TXD988077038

CERCLIS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

QUALITY FUEL CORP
1200 PELICAN ISLAND
GALVESTON TX 77550
EDR ID: U000548830

UST

SAN LUIS BEACH
SAN LUIS BEACH
GALVESTON TX 77550
EDR ID: 1000707943
EPA ID: TXD987996469

CERCLIS

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

ORPHAN LIST

SASSER'S GENERAL STORE, INC.
13722 FM RD 3005
GALVESTON TX 77551
EDR ID: U000510577

UST

SEALCRAFT OPERATORS INC
3305 AVE S
GALVESTON TX 77550
EDR ID: 1000278092
EPA ID: TXD026483644

RCRIS-SQG
FINDS

SEAWALL AND 10TH ST. DRUM
UNKNOWN
GALVESTON TX 77550
EDR ID: 1000707471
EPA ID: TXD988077335

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

SEAWALL DRUMS II

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707469
EPA ID: TXD988077319

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

SEAWALL, TX
GALVESTON BEACH
GALVESTON TX 77550
EDR ID: 1000707942
EPA ID: TXD987996451

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

ORPHAN LIST

SEVEN A M FOOD STORE
2728 BROADWAY
GALVESTON TX 77550
EDR ID: S100244858

LUST
SWF/LS

SEVEN A M FOOD STORE
2728 BROADWAY
GALVESTON TX 77550
EDR ID: S100245661

LUST

SHELEY CO. MILLINGTON LF

TN 77550
EDR ID: S100244858

LUST
SWF/LS

SHELL OFFSHORE INC GALVESTON TERMINAL
PELICAN ISLAND
GALVESTON TX 77550
EDR ID: 1000287957
EPA ID: TX0037773611

FINDS
RCRIS-LOG

SOUTH OF RAILROAD TRACK, SOUTH S
PIER 18 AT WEST END
GALVESTON TX 77550
EDR ID: U000526026

UST

SOUTHERN UNION GAS CO.
33RD AVE D
GALVESTON TX 77550
EDR ID: U000520097

UST

SPANISH GRANT BEACH

GALVESTON TX 77550
EDR ID: 1000707467
EPA ID: TXD988077293

CERCLIS

CERCLIS Site Status :

has conducted a preliminary assessment on this site and has determined that no further action is necessary and no

ORPHAN LIST

STAN BLAST ABRASIVES
5712 PORT INDUSTRIAL
GALVESTON TX 77550
EDR ID: 1000651622
EPA ID: TXD988005781

FINOS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

STEPHEN F AUSTIN INTERMEDIATE
1514 AVE N 1/2
GALVESTON TX 77550
EDR ID: U000523044

UST

STEWART BEACH
GALVESTON TX 77550
EDR ID: 1000707468
EPA ID: TXD988077301

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

STOP-N-GO
2517 BROADWAY
GALVESTON TX 77550
EDR ID: S100246363

LUST

STOP-N-GO
2804 AVE R 1/2
GALVESTON TX 77550
EDR ID: U000525066

UST

STOP-N-GO
13 MILE RD
GALVESTON TX 77550
EDR ID: U000525197

UST

ORPHAN LIST

STOP-N-GO
16710 SAN LUIS PASS RD 0
GALVESTON TX 77550
EDR ID: U000525749

UST

SULLIVAN ENTERPRISES, INC.
5711 PORT INDUSTRIAL BLVD
GALVESTON TX 77550
EDR ID: U000506466

UST

TANK BARGE PSY-102

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707464
EPA ID: TXD988077269

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEICHMAN DRUMS

CERCLIS

GALVESTON TX 77550
EDR ID: 1000707462
EPA ID: TXD988077244

CERCLIS Site Status:

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEICHMAN RD SOL

UST

8614 TEICHMAN
GALVESTON TX 77551
EDR ID: U000540948

TERRAMAR BEACH
AT TERRAMAR BEACH
GALVESTON TX 77550
EDR ID: 1000707941
EPA ID: TXD987996444

CERCLIS

ORPHAN LIST

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

TEXAS A&M UNIVERSITY AT GALVESTON
200 SEAWOLF PARK BLVD
GALVESTON TX 77550
EDR ID: 1000156682
EPA ID: TXD020817961

FINDS
RCRIS-LQG

TEXAS CITY FACILITY
FM 517 & HWY 146
TEXAS CITY TX 77550
EDR ID: U000530356

UST

THE RITZ CARWASH
2712 61ST ST
GALVESTON TX 77551
EDR ID: U000546061

UST

TINSE CHEMICAL CO
20 BRADNER ST
PELICAN ISLAND TX 77550
EDR ID: 1000454710
EPA ID: TXT982813727

FINDS
RCRIS-TSOF

UNKNOWN SITE
OFF PORT INDUSTRIAL ROAD - SEE MAP
GALVESTON TX 77550
EDR ID: 1000707940
EPA ID: TXD987990355

CERCLIS

CERCLIS Site Status :

EPA has conducted a preliminary assessment on this site and has determined that no further action is necessary and no hazard was identified.

US PLYWOOD CORPORAT
3902 WATER
GALVESTON TX 77550
EDR ID: 1000650222
EPA ID: TXD987971363

FINDS

ORPHAN LIST

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

US POST OFFICE COURTHOUSE
TWENTY-FIFTH ST & AV
GALVESTON TX 77550
EDR ID: 1000656592
EPA ID: TX3470000081

FINDS

UT MEDICAL AT GAL
PHYSICAL DEPT J-16
GALVESTON TX 77550
EDR ID: 1000651383
EPA ID: TXD988002960

FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

UTMB LIPTON TEA BLDG
1902 WATER ST
GALVESTON TX 77550
EDR ID: 1000431994
EPA ID: TXD020819694

RCRIS-SQG
FINDS

Other Pertinent Environmental Activities Identified at Site:
- facility has an emission permit under the Clean Air Act

VITEX PACKAGING INC
2026 LOCKHEED
GALVESTON TX 77550
EDR ID: 1000225825
EPA ID: TXD008097677

FINDS
RCRIS-LOG

ORPHAN LIST - OTHER

The Orphan list (other) contains sites which, for whatever reason, could not be geocoded. Common reasons may include lack of a valid street address or an unidentifiable city or state. These sites may or may not be within close proximity of the target property; however, all are contained within the same city (or cities) or county as the target property's zip code.

Site	Database Name(s)
A&M UNIV AT GALVESTON ACROSS FROM MITCHELL CAMPUS ON PELICAN ISLAND TX EDR ID: S100093072	SWF/LS
ABC TREADCO INC 1810 S HWY 3 IN LEAGUE CITY TX EDR ID: S100093073	SWF/LS
ANONSEN, PAUL 3924 LAS PALMES ST IN GALVESTON TX EDR ID: S100093069	SWF/LS
BONNO, JOHN CITY TX EDR ID: S100091945	SWF/LS
BOWERS, A A LOT9 OSTEMEYER SUBD, S 792FT OF LOT229&236 OF T&L # TX EDR ID: S100093071	SWF/LS
CLOSED SERVICE STATION 3826 BROADWAY GALVESTON TX 00000 EDR ID: S100244985	LUST

ORPHAN LIST - OTHER

CLOSED SERVICE STATION

3826 BROADWAY

GALVESTON

TX 00000

EDR ID: S100245808

LUST

COLLINS, ROOSTER

JUST W OF JAMAICA BCH CL 17130 FM 3005

TX

EDR ID: S100093070

SWF/LS

DIMITRI, MANETAS

1240 HWY J45 HITCHCOCK

TX

EDR ID: S100091948

SWF/LS

EXXON STATION NO 6-2682

3827 BROADWAY

GALVESTON

TX 00000

EDR ID: S100241406

LUST

FLORA & LETARICH

ON FM518 IN FRIENDSWOOD

TX

EDR ID: S100091947

SWF/LS

FORMER SHELL RETAIL FACILITY

4427 BROADWAY

GALVESTON

TX 00000

EDR ID: S100243067

LUST

GALVESTON PLUMBING SERV

GALVESTON

TX

EDR ID: S100091950

SWF/LS

ORPHAN LIST - OTHER

GALVESTON SERVICE CENTER
502 27TH ST
GALVESTON TX 00000
EDR ID: S100241046

LUST

GALVESTON, CITY OF
ADJ TO MAIN STP ON PORT INDSTR BLVD AT CHARLES SM
TX
EDR ID: S100094725

SWF/LS

GALVESTON, CITY OF
LAS PALMOS & MIRAMER BEHIND 3922-3914 LAS PALMOS
TX
EDR ID: S100107226

SWF/LS

H A S CORP
77TH ST
TX
EDR ID: S100091943

SWF/LS

HOWARD, E R
CITY
TX
EDR ID: S100094721

SWF/LS

HOWARD, E R
9MILE RD, 1000 FEET N OF STEWART RD
TX
EDR ID: S100107223

SWF/LS

KLIESING, RAYMOND
ON FM518 JUST INSIDE FRIENDSWOOD CITY LIMITS
TX
EDR ID: S100107224

SWF/LS

ORPHAN LIST - OTHER

LEAGUE CITY, CITY OF
CITY

SWF/LS

TX

EDR ID: S100091944

LEVY, STANLEY
246 TEXAS CITY WYE
GALVESTON TX
EDR ID: U000549483

UST

LLEWELYN, GLENN RAY
ON E SIDE SH 6 S OF WEBB RD W PART LOTS 10 11 12 A

SWF/LS

TX

EDR ID: S100107227

MATHEWS, INC

SWF/LS

TX

EDR ID: S100091942

MOBIL SER STATION #12-BMK

LUST

6027 STEWART RD
GALVESTON TX
EDR ID: S100247976

MORTON, ADRIAN C.

SWF/LS

GALVESTON TX
EDR ID: S100091940

MULLER, LOUIS
ON SEALY RD NEXT TO * U-STOW & GO

SWF/LS

TX

EDR ID: S100094724

ORPHAN LIST - OTHER

NASH, PAUL
END OF 9 MILE ROAD
TX
EDR ID: S100107225

SWF/LS

PATRICK J. HOGAN DBA PAT
TX
EDR ID: S100091941

SWF/LS

PICKETT, BOB
OSTERMEYER RD 3000 FT E OF 9 MILE RD
TX
EDR ID: S100094723

SWF/LS

RESOLUTION TRUST CORPORAT
I-455 AND FM 2004, PARK 15
TX
EDR ID: S100107229

SWF/LS

SAMPSON, MILTON
CITY
TX
EDR ID: S100094722

SWF/LS

SAMPSON, MILTON G III
9 MILE & STEWART RD
TX
EDR ID: S100091946

SWF/LS

WILLIAMS SERVICE CENTER
7711 BERING RD IN HITCHCOCK-TIRE STORAGE
TX
EDR ID: S100107228

SWF/LS

ORPHAN LIST - OTHER

LUST

S02 FERRY
GALVESTON TX 00000
EDR ID: S100241885

LUST

Date Spilled: Not Avail
Date Cleaned: Not Available

Spenta F. Iranl

Environmental Consultant
Northwest Envirocon
Houston

EDUCATION: Master of Science

Environmental Engineering
The University of Texas at El Paso, Texas

Aug 1990-May 1992

B.E Civil Engineering
Osmania University, Hyderabad, India

Aug 1985-June 1989

WORK

ENVIRONMENTAL CONSULTANT

July 1992-Present

EXPERIENCE Northwest Envirocon Inc., Houston, Texas 77058

- Incharge of Phase I and II Environmental Assessments for Residential, Commercial and Industrial Properties

ENVIRONMENTAL ENGINEER

Jan 1992-May 1992

Archana Laboratories, El Paso, Texas

- Analysis of Water, Wastewater and Solid Waste

SITE ENGINEER

Aug 1989-June 1990

Drillrock Engineers, Hyderabad, India

Planning and Supervision of Field Projects

- Installation of UST for Field Projects

- Site Selection for Monitoring Wells

- Design of Small Sewer Systems

**RESEARCH
EXPERIENCE**

- Evaluation of Anaerobic-Intermittent Sand Filters for Treatment of Domestic Wastewater

- Involved in the Development of a Comprehensive Expert System on Environmental Data for the Industries in El Paso and Juarez (Mexico)

- Involved in Household Hazardous Waste Management Study for the City of El Paso

- Evaluated the Plume Dimensions of Xylene Leakage from an UST using the Software Model Plume

- Designed Traffic Signals for a Four-way Intersection

**AREAS OF
KNOWLEDGE**

Water and Wastewater Treatment
Contamination and Remediation of Groundwater
Water and Wastewater Engineering
Solid and Hazardous Waste Management and Reg.
Transportation Engineering

Groundwater Hydrology
Engineering Geology
Soil Stabilization
Fluid Mechanics
Soil Dynamics

**TECHNICAL
EDUCATION**

Attended Third and Fourth Hazardous Materials Update National Video Teleconference
- Attended Laboratory Safety Workshop
- Passed NOISH 582 Course

Phase II Site Investigation Report

of

Estate of William Richard Black, Sr.

NWE Project #8156

Prepared for
FDIC



Prepared by:
Eric Connelly

16811 El Camino Real #119

RECEIVED
APR 26 1993

HCO - ASU

RECEIVED
APR 27 1993

Table of Contents

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Sampling Procedures	3
Results and Discussion	5
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Introduction:

Northwest Envirocon, Inc. was retained by the Federal Deposit Insurance Corporation, FDIC, on February 8, 1993, to conduct a Phase II Assessment on the Property known as the "Estate of William Richard Black, Sr.", Lamis # 4101-00125480-1, located at 600 51st Street, Galveston, Texas, hereafter known as the subject Property. A site visit was conducted on February 19, by Spenta Irani, Environmental Engineer, Eric Connelly, Chemist, and Dr. Sudhir Desai, Ph.D., C.I.H., of Northwest Envirocon, Inc. Limited soil sampling was performed according to the recommended scope of services as outlined in Exhibit 4, Additional Services, of Solicitation No. 33-012093-HS-EPA.

All laboratory analysis was conducted by A & B Environmental Services, Inc., located at 1643 Federal Road, Houston, Texas, a Texas Water Commission inspected laboratory.

Sampling Procedure:

A total of five core samples were collected in areas of soil which were observed or suspected to be affected by the release of wastes. These locations were selected to provide the greatest probability of finding contamination. These sample locations are detailed in the attached map of the subject Property and are also listed in Table 1. Two samples were collected from each boring at a depth of approximately one foot and three feet, respectively. Two background samples were collected approximately fifty feet north of the subject Property at a depth of one foot and three feet, respectively. The groundwater table was intercepted at a depth of approximately three feet at all the sampling locations.

The soils were predominantly sandy, with some clay content. There were extensive areas which indicated the presence of fill activity in the past. This is typical of the area.

All the samples were collected using a hand actuated auger. The auger was decontaminated prior to obtaining each sample by scrubbing with a stiff bristled brush and washing with water. Soil samples were collected in Quarpac bottles (500 ml), which were sealed and then delivered by Dr. Desai of Northwest Envirocon the same day to A&B Labs, Houston, Texas. The samples were analyzed for TPH¹, Total Lead², Total Chromium³ and PCB's⁴ according to the EPA approved methods. The samples obtained from one foot depth were analyzed for all of the above parameters. As per the recommended Scope of Services, the deeper samples were only analyzed for those parameters detected in the shallow samples.

After further discussion and investigation, samples numbered 2 and 2A were not analyzed as it

¹ Method 418.1

² Method 6010

³ Method 6010

⁴ Method 8080

was Northwest Envirocon's opinion that this sample was the least likely to show evidence of contamination.

For the purposes of determining disposal requirements and cost estimates, the samples were composited and analyzed using the TCLP leachate procedure

Sample #	Sample Location	Sample Depth
1	25 feet from North Fence 10 feet from East Fence	1 foot
1A	25 feet from North Fence 10 feet from East Fence	2.5 feet
3	Between AST and Drums	1 foot
3A	Between AST and Drums	3 feet
4	1.5 feet West of Battery Storage	1 foot
4A	1.5 feet West of Battery Storage	2.5 feet
5	By Southwest Corner of Metal Warehouse	1 foot
5A	By Southwest Corner of Metal Warehouse	3 feet
6	Background sample taken from adjoining property to the north	1 foot
6A	Background sample taken from adjoining property to the north	3 feet

Table 1

Results and Discussion:

The sample analysis showed evidence of hydrocarbon contamination on the subject Property. Levels of total lead were also elevated in several of the samples. PCB and total chromium levels were not significantly above the levels reported from the background sample. Complete sample results are given in Table 2 below.

Sample #	Total Lead	Total Chromium	Total Petroleum Hydrocarbons	PCB's
1	33.0 mg/kg	7.28 mg/kg	716 mg/kg	<0.1 mg/kg
1a	36.9 mg/kg	5.42 mg/kg	9396 mg/kg	NA
3	27.7 mg/kg	4.46 mg/kg	<10 mg/kg	<0.01 mg/kg
3a	<0.50 mg/kg	5.88 mg/kg	NA	NA
4	25.3 mg/kg	8.76 mg/kg	17 mg/kg	<0.01 mg/kg
4a	16.0 mg/kg	4.23 mg/kg	501 mg/kg	NA
5	81.3 mg/kg	4.31 mg/kg	2,309 mg/kg	0.01 mg/kg
5a	8.88 mg/kg	2.34 mg/kg	<10 mg/kg	NA
6	11.2 mg/kg	5.83 mg/kg	<10 mg/kg	<0.01 mg/kg
6a	<0.50 mg/kg	4.39 mg/kg	<10 mg/kg	<0.01 mg/kg

Table 2

Following the above analyses the samples were composited and analyzed via the TCLP procedure to attempt to better determine the remediation and disposal costs. Each pair of samples was composited by the lab. None of the composite samples showed TCLP results above the permitted limits. Lead and chromium results for all of the TCLP samples were less than 0.50 mg/l and less than 0.01 mg/l respectively. No other metals or organic compounds were detected in any of the samples analyzed by this procedure at levels above the permissible limits. Complete results for TCLP analysis can be found in the appendix.

These results (TCLP) indicate that the lead and chromium detected with method 6010 are not leachable and therefore do not present a problem for disposal. However, TPH results are elevated from the background results. Of additional concern is the porosity of the soils of the subject Property above the shallow water table. The sample results for 2 of the 3 deeper samples analyzed for TPH exceeded the levels found in the shallower samples from the same boring. This indicates that the contamination has penetrated to the subsoils. Due to the proximity of the perched aquifer to the deeper samples it is possible that groundwater has been affected. In the case of the sample that did not show elevated TPH levels in the deeper sample, free product was visually apparent on the surface. This would indicate that a release had occurred relatively recently.

The site map included in the appendix delineates the estimated areas of contamination as present at the time of the on-site inspection. The areas of contamination are estimated to cover approximately 25% of the subject property. This is a very rough estimate as much of the property was covered by wrecked automobiles and was not visible to the assessors.

Appendix

Site Map

Sample Results

TCLP Sample Results

51st Street

300 ft

House/Office

Steel Building

Wooden Barn

Battery Storage

Drums

AST

Sample 3

Sample 5

Sample 4

Pole Mounted Transformers

Concrete



Sample Locations

Junkyard (Auto storage)



Suspected contamination based on analytical results

Suspected contamination due to sunken appearance of location within sample 11

IC Asset 00125480-1. Estate of William Richard Black, Sr.

NORTHWEST ENVIROCON, INC. 1-800-395-0852 1-800-879-8

AREA
Black's Wrecking

SUS AREAS/CELLS
600 51st Street, Galveston, TX

APPROVED

DRAWING

91



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #1, 25 ft. from N.
Fence, Soil

Lab ID : 7053.11

Date Collected : 02/19/93

By : Eric Connelly

This report can not be reproduced except in full, without
prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	716 mg/kg	7053.11
Total Lead	6010 SC	02/24/93 14:44	33.0 mg/kg	7053.11
Total Chromium	6010 SC	02/24/93 14:44	7.28 mg/kg	7053.11
PCB's	8080 DH	02/23/93 14:00	<.100 mg/kg	7053.11

REPORTED BY:
DATE:

Laura Cutler



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #1A, Depth 2.5 Foot
Soil

Lab ID : 7053.16

Date Collected : 02/19/93

By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	9,696 mg/kg	7053.16
Total Lead	6010 SC	02/24/93 14:44	36.9 mg/kg	7053.16
Total Chromium	6010 SC	02/24/93 14:44	5.42 mg/kg	7053.16

REPORTED BY:
DATE:

[Signature]



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #3, 10 ft. East of
West Garage, Soil
Date Collected : 02/19/93

Lab ID : 7053.12
By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
C	418.1 AP	02/22/93 08:00	<10 mg/kg	7053.12
Total Lead	6010 SC	02/24/93 14:44	27.7 mg/kg	7053.12
Total Chromium	6010 SC	02/24/93 14:44	4.46 mg/kg	7053.12
PCB's	8080 DH	02/23/93 14:00	<.01 mg/kg	7053.12

REPORTED BY:
DATE:

Laura Cuttler



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #3A, Depth 2.5 Foot
Soil

Lab ID : 7053.17

Date Collected : 02/19/93

By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
Total Lead	6010 SC	02/24/93 14:44	<0.50 mg/kg	7053.17
Total Chromium	6010 SC	02/24/93 14:44	5.88 mg/kg	7053.17

REPORTED BY:
DATE:

Laura Cutbush



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #4, Front of Garage
B8 Bat., Soil

Lab ID : 7053.13

Date Collected : 02/19/93

By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	17 mg/kg	7053.13
Total Lead	6010 SC	02/24/93 14:44	25.3 mg/kg	7053.13
Total Chromium	6010 SC	02/24/93 14:44	8.76 mg/kg	7053.13
PCB's	8080 DH	02/23/93 14:00	<.01 mg/kg	7053.13

REPORTED BY:
DATE:

Laura Autang



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

Sample ID : #4A, Depth 2.5 Foot
Soil

Lab ID : 7053.18

Date Collected : 02/19/93

By : Eric Connolly

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PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	501 mg/kg	7053.18
Total Lead	6010 SC	02/24/93 14:44	16.0 mg/kg	7053.18
Total Chromium	6010 SC	02/24/93 14:44	4.23 mg/kg	7053.18

REPORTED BY:
DATE:

[Signature]



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #: Ref: NWF #8156
Black's Wrecking

Sample ID : #5, Front of Garage
West Side, Soil

Lab ID : 7053.14

Date Collected : 02/19/93

By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
PHC	418.1 AP	02/22/93 08:00	2,309. mg/kg	7053.14
Total Lead	6010 SC	02/24/93 14:44	81.3 mg/kg	7053.14
Total Chromium	6010 SC	02/24/93 14:44	4.31 mg/kg	7053.14
PCB's	8080 DH	02/23/93 14:00	<.01 mg/kg	7053.14

REPORTED BY:
DATE:

Laura C. Tanager



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #: _____
Ref: NWF #8156
Black's Wrecking

Sample ID : #5A, Depth 3 Foot
Soil

Lab ID : 7053.19

Date Collected : 02/19/93

By : Eric Connolly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	<10 mg/kg	7053.19
Total Lead	6010 SC	02/24/93 14:44	8.88 mg/kg	7053.19
Total Chromium	6010 SC	02/24/93 14:44	2.34 mg/kg	7053.19

REPORTED BY:
DATE:

Sandra Cuttler



A & B Environmental Services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #: Ref: NWF #8156
Black's Wrecking

Sample ID : #6, 60' from North
Fence, Soil

Lab ID : 7053.15

Date Collected : 02/19/93

By : Eric Connelly

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prior written permission of the laboratory.

PARAMETER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
HC	418.1 AP	02/22/93 08:00	<10 mg/kg	7053.15
Total Lead	6010 SC	02/24/93 14:44	11.2 mg/kg	7053.15
Total Chromium	6010 SC	02/24/93 14:44	5.83 mg/kg	7053.15
PCB's	8080 DH	02/23/93 14:00	<0.01 mg/kg	7053.15

REPORTED BY:
DATE:

Sandra Cuttings



Environmental Services, Inc.
Federal Road
Houston, Texas 77015
453-6060

February 25, 1993

LABORATORY ANALYSIS REPORT

Northwest Envirocon, Inc.
Attention: Sudhir Desai
6811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWF #8156
Black's Wrecking

ID : #6A, Depth 3 Foot
Soil
Collected : 02/19/93

Lab ID : 7053.20

By : Eric Connelly

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TESTER	METHOD/ANALYST	DATE TESTED	RESULTS	LAB ID
	418.1 AP	02/22/93 08:00	<10 mg/kg	7053.20
Lead	6010 SC	02/24/93 14:44	<0.50 mg/kg	7053.20
Chromium	6010 SC	02/24/93 14:44	4.39 mg/kg	7053.20
	8080 DH	02/23/93 14:00	<0.01 mg/kg	7053.20

REPORTED BY:
DATE:

Laura Cuttino



A & B Environmental services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

March 4, 1993

TCLP LEACHATE ANALYSIS

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWE #8156
Black's Wrecking

Sample ID : Composite of Sample
Matrix : #1 & 1A, Soil
Date Collected :

Lab ID : 7053.11

By : Eric Connelly

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
004	Arsenic	6010 SC	0.18	5
005	Barium	6010 SC	1.29	100
006	Cadmium	6010 SC	<0.10	1
007	Chromium	6010 SC	<0.10	5
008	Lead	6010 SC	<0.50	5
009	Mercury	245.1 SC	<0.001	2
010	Selenium	6010 SC	0.11	1
011	Silver	6010 SC	0.21	5
004	Hexachloroethane	8270 HGV	<0.05	3
008	o-Cresol	8270 HGV	<0.05	200
009	m-Cresol	8270 HGV	<0.05	200
010	p-Cresol	8270 HGV	<0.05	200
010	Cresol (total)	8270 HGV	<0.05	200

REPORTED BY:
DATE:

Laura Cutler



A & B Environmental Service, Inc.
Northwest Envirocon, Inc.

March 4, 1993
NWE #8156
Sample Lab ID:

Page 2
7053.11

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
0027	1,4 Dichlorobenzene	8270 HGV	<0.05	7.5
0030	2,4 Dinitrotoluene	8270 HGV	<0.05	.13
0032	Hexachlorobenzene	8270 HGV	<0.05	.13
0033	Hexachlorobutadiene	8270 HGV	<0.05	0.5
0036	Nitrobenzene	8270 HGV	<0.05	2
0037	Pentachlorophenol	8270 HGV	<0.25	100
0038	Pyridine	8270 HGV	<0.05	5
0041	2,4,5 Trichlorophenol	8270 HGV	<0.05	400
0042	2,4,6 Trichlorophenol	8270 HGV	<0.05	2

REPORTED BY:
DATE:

Laura Cutler

Please refer to the first page for additional information



& B Environmental services, Inc.
43 Federal Road
Houston, Texas 77015
(713) 453-6060

March 4, 1993

TCLP LEACHATE ANALYSIS

Client: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWE #8156
Black's Wrecking

Sample ID : Composite of Sample
Matrix : #3 & 3A, Soil
Date Collected :

Lab ID : 7053.12
By : Eric Connelly

HW #	CONSTITUENT	METHOD/ANALYST		RESULTS mg/l	REG LIMIT mg/l
0004	Arsenic	6010	SC	0.28	5
0005	Barium	6010	SC	<0.50	100
0006	Cadmium	6010	SC	<0.10	1
0007	Chromium	6010	SC	<0.10	5
0008	Lead	6010	SC	<0.50	5
0009	Mercury	245.1	SC	<0.001	2
0010	Selenium	6010	SC	<0.10	1
0011	Silver	6010	SC	0.14	5
0034	Hexachloroethane	8270	HGV	<0.05	3
0036	o-Cresol	8270	HGV	<0.05	200
0034	m-Cresol	8270	HGV	<0.05	200
0035	p-Cresol	8270	HGV	<0.05	200
0036	Cresol (total)	8270	HGV	<0.05	200

REPORTED BY:
DATE:

Laura Cutler



A & B Environmental Service, Inc.
70: Northwest Envirocon, Inc.

March 4, 1993

Page

2

NWE #8156

Sample Lab ID:

7053.12

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
D027	1,4 Dichlorobenzene	8270 HGV	<0.05	7.5
D030	2,4 Dinitrotoluene	8270 HGV	<0.05	.13
D032	Hexachlorobenzene	8270 HGV	<0.05	.13
D033	Hexachlorobutadiene	8270 HGV	<0.05	0.5
D036	Nitrobenzene	8270 HGV	<0.05	2
D037	Pentachlorophenol	8270 HGV	<0.25	100
D038	Pyridine	8270 HGV	<0.05	5
D041	2,4,5 Trichlorophenol	8270 HGV	<0.05	400
D042	2,4,6 Trichlorophenol	8270 HGV	<0.05	2

REPORTED BY:
DATE:

Laura Cuttenger

Please refer to the first page for additional information



A & B Environmental services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

March 4, 1993

TCLP LEACHATE ANALYSIS

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWE #8156
Black's Wrecking

Sample ID : Composite of Sample
Matrix : #4 & 4A, Soil
Date Collected :

Lab ID : 7053.13

By : Eric Connelly

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
0004	Arsenic	6010 SC	0.32	5
0005	Barium	6010 SC	0.59	100
0006	Cadmium	6010 SC	<0.10	1
0007	Chromium	6010 SC	<0.10	5
0008	Lead	6010 SC	<0.50	5
0009	Mercury	245.1 SC	<0.001	2
0010	Selenium	6010 SC	0.17	1
0011	Silver	6010 SC	0.12	5
0034	Hexachloroethane	8270 HGV	<0.05	3
0012	o-Cresol	8270 HGV	<0.05	200
0024	m-Cresol	8270 HGV	<0.05	200
0025	p-Cresol	8270 HGV	<0.05	200
0026	Cresol (total)	8270 HGV	<0.05	200

REPORTED BY:
DATE:

Laura Cutler



& B Environmental Service, Inc.
0: Northwest Envirocon, Inc.

March 4, 1993
NWE #8156
Sample Lab ID:

Page 2
7053.13

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
027	1,4 Dichlorobenzene	8270 HGV	<0.05	7.5
030	2,4 Dinitrotoluene	8270 HGV	<0.05	.13
032	Hexachlorobenzene	8270 HGV	<0.05	.13
033	Hexachlorobutadiene	8270 HGV	<0.05	0.5
036	Nitrobenzene	8270 HGV	<0.05	2
037	Pentachlorophenol	8270 HGV	<0.25	100
038	Pyridine	8270 HGV	<0.05	5
041	2,4,5 Trichlorophenol	8270 HGV	<0.05	400
042	2,4,6 Trichlorophenol	8270 HGV	<0.05	.2

REPORTED BY:
DATE:

Laura Cutler

Please refer to the first page for additional information



A & B Environmental services, Inc.
1643 Federal Road
Houston, Texas 77015
(713) 453-6060

March 4, 1993

TCLP LEACHATE ANALYSIS

TO: Northwest Envirocon, Inc.
Attn: Sudhir Desai
16811 El Camino Real #119
Houston, TX 77058

P.O. #:
Ref: NWE #8156
Black's Wrecking

Sample ID : Composite of Sample
Matrix : #5 & 5A, Soil
Date Collected :

Lab ID : 7053.14

By : Eric Connelly

HW #	CONSTITUENT	METHOD/ANALYST		RESULTS mg/l	REG LIMIT mg/l
0004	Arsenic	6010	SC	0.24	5
0005	Barium	6010	SC	<0.50	100
0006	Cadmium	6010	SC	<0.10	1
0007	Chromium	6010	SC	<0.10	5
0008	Lead	6010	SC	<0.50	5
0009	Mercury	245.1	SC	<0.001	2
0010	Selenium	6010	SC	<0.10	1
0011	Silver	6010	SC	<0.10	5
0024	Hexachloroethane	8270	HGV	<0.05	3
0023	o-Cresol	8270	HGV	<0.05	200
0024	m-Cresol	8270	HGV	<0.05	200
0025	p-Cresol	8270	HGV	<0.05	200
0026	Cresol (total)	8270	HGV	<0.05	200

REPORTED BY:
DATE:

Sandra Lubinger



A & B Environmental Service, Inc.
TO: Northwest Envirocon, Inc.

March 4, 1993
NWE #8156
Sample Lab ID:

Page 2
7053.14

HW #	CONSTITUENT	METHOD/ANALYST	RESULTS mg/l	REG LIMIT mg/l
0027	1,4 Dichlorobenzene	8270 HGV	<0.05	7.5
0030	2,4 Dinitrotoluene	8270 HGV	<0.05	.13
0032	Hexachlorobenzene	8270 HGV	<0.05	.13
0033	Hexachlorobutadiene	8270 HGV	<0.05	0.5
0036	Nitrobenzene	8270 HGV	<0.05	2
0037	Pentachlorophenol	8270 HGV	<0.05	100
0038	Pyridine	8270 HGV	<0.05	5
0041	2,4,5 Trichlorophenol	8270 HGV	<0.05	400
0042	2,4,6 Trichlorophenol	8270 HGV	<0.05	2

REPORTED BY:
DATE:

Laura Cutbinger

Please refer to the first page for additional information

ATTACHMENT 7



GALVESTON COUNTY HEALTH DISTRICT

GALVESTON COUNTY COORDINATED COMMUNITY CLINICS .

Ralph D. Morris, M.D., M.P.H.
Executive Director

**PRIMARY HEALTH CARE
ENVIRONMENTAL HEALTH
PREVENTIVE HEALTH**

March 3, 1998

Billie Zaporteza
Industrial Hazardous Waste Section
TNRCC Houston Regional Office
5425 Polk St., Suite H
Houston, TX 77023-1423

RECEIVED

MAR 05 1998

FEB 10 1998

Re: 600 51 St Street, Galveston, Texas
Estate Of William Richard Black Sr.
c/o Teresa K. Black, Independent Administratrix

Dear Ms. Zaporteza,

Please find enclosed the report on the investigation regarding the property at 600 51 St Street in Galveston. As we discussed on the phone, both the duration and the degree of contamination on the property as reported in the Phase I and II assessments of 1993, require the use of resources outside of the means of our agency to address appropriate clean-up. Our limitation is primarily in regard to the groundwater contamination issue alleged in the Phase II, and the evidence of continued dumping since that time. In addition, the former owner and responsible party (Ms. Black,) is not showing any signs of cooperation regarding the remediation process. My office is therefore referring this case back to your agency for appropriate clean-up of the property and enforcement against the responsible party.

The report I'm submitting reflects the primary sequence of events of my investigation. There may however, be incidental notes regarding the process that could not be included in this format. Please have the investigator who is proceeding with this contact me with any questions regarding nuances of the case. In addition, my office will be maintaining a file on this property. Please forward any further communications regarding actions on this property to both our office, and the City of Galveston address listed below.

Sincerely,

Diana Stevens
Diana Stevens
Environmental Health Specialist II
Galveston County Health District
Pollution Control Division

cc: Barbara Roberts, City Attorney
City of Galveston
Legal Dept.
P.O. Box 779
Galveston, TX 77553-0779

Ground Water Complaint Investigation

Complaint # : 98-052		Complaint Type : Haz Mat	
Complainant : Referral from TNRCC			
Street Address :		Street City :	
Mailing Address :		Mailing City :	
		Mailing Zip :	
Phone # Day :			
Phone # Evening :			
Phone # Other :			
Location of Complaint : 600 51 St Street		Date Occurred : Ongoing	
City/Area of Complaint : Galveston		Time Occurred :	
Nature of Complaint : Oil dumped on ground, solid waste dumped on ground, open containers of hazardous chemicals, abandoned 55 gal drums of used motor oil on property.			
Date Recorded : 12/10/97			
Time Recorded : 4:15 PM			
Recorded By : Ron Schultz			
Date Investigated : 12/11/97		Time Investigated : 10:00 AM	

GALVESTON Water Complaint Investigation

Position :

TNRCC Investigator Billie Zaportez (713-767-3634) was closing outstanding cases left to her. Requested our office go out to complete investigation. I was informed by TNRCC that the City was in process of foreclosing on property. TNRCC relayed that there had been an environmental assessment done in 1993, and that the city was in the process of evicting the present tenants. Visited property 12/11/97 and took pictures for file. Found 3 fifty-five gallon barrels of what appeared to be motor oil. There was a significant amount of oil spilled and dumped on to the ground. There were 2 open one gallon paint cans full of rain water, and 8-10 five gallon buckets of what appeared to be solvents. There was oil stained soil and a lack of vegetation along the entire east wall of the garage facility. There were other smaller areas that appeared to be oil contaminated on the property as well. There were 3 other unidentified barrels on the property and a large amount of miscellaneous solid waste. Much of the contamination and barrels (excluding the solid waste) appeared to have been there for well over a year due to the level of damage and apparent age of barrels. Present tenant is Wade's Auto Sales. Interviewed Mike Davis, Wade Wallace and two employees. Reviewed their methods of oil disposal and determined them to be acceptable. Based on Wade's short tenure at this location, and their present disposal methods, I ruled out Wade's as the responsible party. Noted that there had been another tenant recently renting the back garage bay closest to where the oil contamination was. The Company was Jackson Field Services. Owner identified as Shawn D. Jackson. Located Mr. Jackson as of 12/22/97 and interviewed him regarding his tenure at that location and his method of oil disposal. Found and interviewed witness that corroborated Mr. Jackson's appropriate method for disposal of motor oil. Mr. Jackson was also ruled out as a responsible party. Began researching present whereabouts of property owner as listed by the Central Appraisal District records. One location for Ms. Black was: 1996 Pelican Island, Galveston TX 77551, where she has been keeping commercial vehicles that she rents to Ace Transportation of Louisiana (contact Richard Yandle 318-837-4567.) Her other business address in San Antonio is : R & T Towing 9821, Kriewald Rd., San Antonio TX, 78245 ph# 210-675-5513. Wade's personnel reported that Ms. Black has come back to property frequently to drop off "more junk." They reported that when they told her she couldn't "dump stuff here" she said "I don't care, the City is going to have to clean this up." I had been pursuing Ms. Black as the property owner and hence the ultimate responsible party, until I was informed that the City had already taken legal control of the property as of 12/8/97. I discussed the responsibility issue with representatives of the TNRCC, Harris County Pollution Control, and the Harris County D.A. Env. Division. The general consensus was that the City would then as the new "owners" be responsible for the clean-up of the site. This was in direct contradiction to what the Asst. City Attorney Robert Gervais (409-766-2152,) and the Tax Foreclosure Attn. Karen Madden (409-765-5515 ext 132) seemed to feel about the case. The City Attorneys cited a provision in the Health and Safety Code that allowed the city to not be held responsible under foreclosure procedures. Ms. Madden faxed me the provision they were referencing and it was so new that the agencies had not adjusted their procedures to accomodate it yet. The City's legal representatives were right in that the City could no longer be held as the "Responsible Party" but the Legal Services representative from the State TNRCC office, Tina Amberboy (512-239-4137) made a note that the City must disclose to any potential buyers everything that they know about the property to date. She said that failure to disclose would result in the city losing its immunity and that they would then become the responsible party. The good news for the city is that due to this change in the Health and Safety Code (Section 361.271) the actual responsible party (Ms. Black) may be pursued for clean-up costs on the property. I received the file from the TNRCC on this property on 1/6/98. The file included a letter from Billie Zaportez as well as the Phase I and Phase II assessments that were done on the property in 1993. These documents show that much of the present problem on the site was there in 1993 and has not only not been improved, but has actually worsened since then. The assessments expressed the need (at that time) for a Phase III assessment which would involve more soil sampling of the property. The results from those assessments are no longer valid because of time passage and additional evidence of further contamination. I contacted the City of Galveston Impound lot to get copies of records regarding who was listed as owner/operator of the business at that location by the city's records. The city had Ms. Black listed as such from 1985. The City held a special tax foreclosure committee meeting on 1/23/98 to determine whether the present tenants should be allowed to stay on site until the property could be settled. Pollution Control was invited to testify to what state the property was presently in. The committee decided not to allow the tenants to stay. Two identical notices of violation were sent to Ms. Black on 2/3/98. They were sent to the San Antonio and to the Galveston addresses listed above. The San Antonio notice was never picked up and the Galveston Notice came back due to a lack of a receptacle. The Galveston notice then had to be hand delivered. On 2/13/98 Sgt. Mike Mize of Galveston P.D., served the updated notice to Ms. Black at 12:05 PM. The notice was updated to have a new deadline for response to reflect 5 working days from when the notice was served. The new deadline for Ms. Black to respond to the notice was 2/23/98. Our Office received no contact from Ms. Black as of that date. Final check back of the property was on 2/24/98. At that time the tenants were still on site. Additional pictures were taken of the property at that time for the file.

GROUND Water Complaint Investigation

Responsible Party :
Resolution :

Teresa Black - SS# 542-86-1556

Based on the information contained in the Phase I and II assessments conducted in 1993, and a present review of the property, it is apparent that much of the contamination that is on the property at present was documented in 1993. This includes specific oil stained areas as well as the 55 gallon drums of oil. Due to the obvious additional dumping that has occurred since the 1993 assessments and the degree of contamination that was noted in those assessments, including potential ground water contamination, this case can no longer be handled within the purview of our Pollution Control Division. We are therefore referring this case back to IHW. We are providing copies of this report, the pictures, and the rest of our file to TNRCC Houston Regional Office for conclusion of the clean-up and pursuit of the responsible party. Any further communication on this case should go to Billie Zaportez 713-767-3634.

Investigator : Diana Stevens
Date Completed : 3/2/98
Estimated Manhours : 20.00

Referred By : Billie Zaportez
Agency : TNRCC - Houston, Haz Mat
Phone : 713-767-3634

Reviewed:

FAX

Date

1/23/98

Number of pages including cover sheet

2

TO:

DIANNA STEWART
GAL. CO. HEALTH DEPT

Phone

9382321

Fax Phone

FROM:

Jim Puccelli

City of Galveston
Housing
Department

Phone

(409) 766-2107

Fax Phone

(409) 762-1821

CC:

REMARKS:

☐

Urgent

☒

For your review

☐

Reply ASAP

☐

Please Comment

IF THERE ARE ANY PROBLEMS WITH THIS FAX TRANSMISSION, PLEASE CALL US
IMMEDIATELY AT (409) 766-2107. THANK YOU.

MEMORANDUM**DATE:** 1/22/98**TO:** Ron Durst**SUBJECT:** 600-51st Street**FROM:** J. Puccetti

Ron last week I received a call from Dianna Stevens of the Galveston Co. Health Dept. In reference to the above address. Ms Stevens advised me that the property does have some contamination and could document the same. She did not however advise me of any hazardous conditions. She indicated to me the contamination was mostly used motor oil and we discussed what type of action we should approach to have the property cleaned up.

I did go to the property last week and observed some drums and containers of what appeared to be used motor oil. I also noticed some of the ground behind the auto dealership appeared to be stained with used motor oil.

I am not an expert on oil spills or contamination, but I did not view any thing that seemed to be hazardous or life threatening. Ms Stevens has been to the property several times and I am sure if there was any such conditions she would have had the property evacuated.

JP

NOTICE OF MEETING
TAX FORECLOSED PROPERTY RESALE COMMITTEE
MOODY NATIONAL BANK - TRUST DEPARTMENT CONFERENCE ROOM
2302 POST OFFICE STREET, THIRD FLOOR
GALVESTON, TEXAS 77550
FRIDAY, JANUARY 23, 1998 - 2:30 P.M.

A G E N D A

1. Call meeting to order.
2. Roll call.
3. Request to address committee:

The Committee may allow members of the public to address the Committee. All requests to address the Committee shall be in writing on forms provided by the Committee and the form shall be submitted to the Committee on the day of the Committee's meeting. Speakers shall be limited to five (5) minutes.

4. Consider for approval leases of tax foreclosed property located at 600-51st St. to present tenants on an "at-will" basis, until the taxing entities resell the property.
5. Adjournment.

POSTED

2:30 P.M.
1-20, 1998

BY:

[Signature]
Asst CITY SECRETARY
(409) 766-2104

1-23-98/TFPRC/RJG/tg

Post-It® Fax Note	7671	Date	1-23	# of pages	1
To	Ronald Schultz	From	Robert Arnals		
Co./Dept.		Co.	City Admin's Office		
Phone #		Phone #	766-2152		
Fax #	938-2321	Fax #			

YARBROUGH, JAMESON & GRAY
ATTORNEYS AT LAW
a partnership of professional corporations

Janis L. Yarbrough, P.C.
David Jameson, P.C.
Patricia Gray, P.C.

Karen S. Madden
Doryn Danner Glenn

DATE: 1-9-98
TO: Diana Stevens
Galv. Co. Health District
FAX # 938-2321

FROM: YARBROUGH, JAMESON & GRAY
520 20TH ST.
GALVESTON, TX 77550
Telephone # (409) 765-5515
Facsimile # (409) 765-8820

NUMBER OF PAGES SENT: 3
(Excluding Cover Sheet)

If there are any problems with this transmission, please call:

409-765-5515, ext. 120 - Attention: NANCY

CONFIDENTIALITY NOTICE

This facsimile from the law firm of Yarbrough, Jameson & Gray contains information that is confidential or privileged, or both. This information is intended only for the use of the individual or entity named on this facsimile cover letter. Any disclosure, other than the intended recipient is prohibited. If you have received this facsimile in error, please notify us by telephone immediately at 409-765-5515, extension 120 so that we can arrange for the retrieval of the transmitted documents at no cost to you.

The documents we discussed follow. Let me know if you need anything further.

Danna Noble

01021-1534

NOW THEREFORE, in consideration of the premises aforesaid, and said judgment and order of sale, and of the payment of the said sum of SIXTY-SEVEN THOUSAND FIVE HUNDRED ELEVEN DOLLARS AND FIFTY-NINE CENTS (\$67,511.59), the receipt of which is hereby acknowledged, I, J.M. Taylor, as the Sheriff as aforesaid, have sold, and by these presents do grant and convey unto the said CITY OF GALVESTON, TRUSTEE FOR GALVESTON INDEPENDENT SCHOOL DISTRICT, CITY OF GALVESTON, GALVESTON COLLEGE, GALVESTON COUNTY NAVIGATION DISTRICT NO. 1 and COUNTY OF GALVESTON, all the estate, right, title and interest which the said TERESA K. BLACK AS INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF WILLIAM R. BLACK, SR., ALSO KNOWN AS W.R. BLACK, and WILLIAM RICHARD BLACK, JR., and in rem against TERESA KAY BLACK, INDIVIDUALLY, FEDERATED FINANCIAL SERVICES, INC., AMERICAN NETWORK LEASING CORPORATION, STATE OF TEXAS, EX REL. TEXAS EMPLOYMENT COMMISSION, TEXAS FIRST BANK, FORMERLY KNOWN AS BANK OF THE WEST, and J.B.I.C., INC., D/B/A JAMAICA BEACH IMPROVEMENT COMMITTEE, INC. had on the 20th day of October A.D. 1997, or at any time afterwards, of, in and to the following described premises as described in the said order of sale, viz:

THE SURFACE ONLY OF THE NORTH ¼ OF BLOCK 410 IN THE CITY OF GALVESTON, TOGETHER WITH THE NORTH ¼ OF THAT PORTION OF AN ABANDONED ALLEY THAT IS ADJACENT WITH SUCH PORTION OF THE SOUTH ¼ OF AVENUE "F" THAT IS ADJACENT TO AND CONTIGUOUS WITH THE NORTH SIDE OF SAID BLOCK 410, IN THE CITY AND COUNTY OF GALVESTON, TEXAS, ALSO KNOWN AS 600 - 51ST STREET. GALVESTON, TEXAS.

TO HAVE AND TO HOLD the above described premises unto the said CITY OF GALVESTON, TRUSTEE FOR GALVESTON INDEPENDENT SCHOOL DISTRICT, CITY OF GALVESTON, GALVESTON COLLEGE, GALVESTON COUNTY NAVIGATION DISTRICT NO. 1 and COUNTY OF GALVESTON, his, her, their or its heirs, successors and assigns forever, as fully and absolutely as I, as Sheriff as aforesaid, can convey, by virtue of the said order of sale.

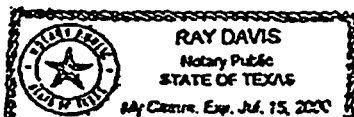
IN TESTIMONY WHEREOF, I have hereunto set my hand, this 8th day of December, 1997.

J.M. TAYLOR, SHERIFF
Galveston County, Texas

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

BEFORE ME, Ray Davis a notary public in and for Galveston County, on this day personally appeared J.M. Taylor, Sheriff, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN under my hand and seal of office, this 8th day of December A.D. 1997.



AFTER RECORDING RETURN TO:
CITY OF GALVESTON, TRUSTEE
c/o Yarbrough, Jameson & Gray
520 - 20th Street
Galveston, TX 77550

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS
My commission expires: _____

Printed Name of Notary _____

MAR 11 1998 J F S J

012-21-1533

SHERIFF'S TAX SALE DEED UNDER ORDER OF SALE

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

§

That, whereas, by a certain order of sale, issued out of the District Court, 56th Judicial District of Texas in the County of Galveston in cause numbered 97TX0243 on the docket of said Court, in favor of GALVESTON INDEPENDENT SCHOOL DISTRICT, et al. vs. TERESA K. BLACK AS INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF WILLIAM R. BLACK, SR., ALSO KNOWN AS W.R. BLACK, and WILLIAM RICHARD BLACK, JR., and in rem against TERESA KAY BLACK, INDIVIDUALLY, FEDERATED FINANCIAL SERVICES, INC., AMERICAN NETWORK LEASING CORPORATION, STATE OF TEXAS, EX REL. TEXAS EMPLOYMENT COMMISSION, TEXAS FIRST BANK, FORMERLY KNOWN AS BANK OF THE WEST, and J.B.I.C., INC., D/B/A JAMAICA BEACH IMPROVEMENT COMMITTEE, INC., on a certain judgment and decree of sale, rendered in said Court on the 11th day of August, A.D., 1997, and directed and delivered to me, as Sheriff of Galveston County, commanding me to seize and sell, as under execution, the premises described in said order of sale. I, J.M. Taylor, Sheriff, as aforesaid, did, upon the 20th day of October A.D., 1997 in obedience to said order of sale, seize and levy upon all estate, right, title and interest which the said defendant(s) so had, of, in and to, and since said time had, of, in and to the premises hereinafter described, and on the first Tuesday of December A.D., 1997 (the same being the second day of said month), within the hours prescribed by law, no request having been made by the Defendant(s) that the property be divided and that only as much portions be sold as is necessary to pay the tax, penalties and interest, and costs adjudged due against the property, sold said premises at public auction in the County of Galveston at the Court House door thereof, in the City of Galveston, having first publicly advertised the time and place of said sale by an advertisement in the English language, published once a week for three consecutive weeks preceding such sale, the first publication appearing not less than twenty days immediately preceding the day of sale, beginning on the 10th day of November A.D. 1997, in the Galveston County Daily News, a newspaper published in the County of Galveston, stating in said advertisement the authority by which said sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known; and by posting up written notices thereof, containing a statement of the authority by virtue of which the sale is made, the time of levy, and the time and place of sale and the locality in the County, of the property to be sold, with a description thereof, at three public places in said County of Galveston, one of which said notices was posted at the door of the Court House of said Galveston County, in the City of Galveston, for more than twenty days successively next before the day of sale; and by delivering to the defendant in execution, who resides in the County in which said land is situated, viz: to the said TERESA K. BLACK AS INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF WILLIAM R. BLACK, SR., ALSO KNOWN AS W.R. BLACK, and WILLIAM RICHARD BLACK, JR., and in rem against TERESA KAY BLACK, INDIVIDUALLY, FEDERATED FINANCIAL SERVICES, INC.; AMERICAN NETWORK LEASING CORPORATION, STATE OF TEXAS, EX REL. TEXAS EMPLOYMENT COMMISSION, TEXAS FIRST BANK, FORMERLY KNOWN AS BANK OF THE WEST, and J.B.I.C., INC., D/B/A JAMAICA BEACH IMPROVEMENT COMMITTEE, INC. as such defendant(s) in execution, as required by law.

And, whereas, at said sale the said premises were struck off to CITY OF GALVESTON, TRUSTEE FOR GALVESTON INDEPENDENT SCHOOL DISTRICT, CITY OF GALVESTON, GALVESTON COLLEGE, GALVESTON COUNTY NAVIGATION DISTRICT NO. 1 and COUNTY OF GALVESTON for the sum of SIXTY-SEVEN THOUSAND FIVE HUNDRED ELEVEN DOLLARS AND FIFTY-NINE CENTS (\$67,511.59), being the highest bidder therefor, and that being the highest secure sum bid for the same.

P 442 086 386

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
Teresa Black C/O R&T TOW	
Street & Number	
9821 Kriewald Rd.	
Post Office, State, & ZIP Code	
San Antonio, TX 78245	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	
2/3/98	

PS Form 3800, April 1995

P 442 086 385

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
Teresa Black	
Street & Number	
1996 Pelican Island	
Post Office, State, & ZIP Code	
Galveston, TX 77551	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	
2/3/98	

PS Form 3800, April 1995

**GALVESTON COUNTY HEALTH DISTRICT**

P.O. Box 939

La Marque, Texas 77568

POLLUTION CONTROL**CERTIFIED**

P 442 086 385

MAIL

<input type="checkbox"/> INSUFFICIENT ADDRESS	<input type="checkbox"/> RETURN TO SENDER
<input type="checkbox"/> MOVED, LEFT NO ADDRESS	
<input type="checkbox"/> NO SUCH NUMBER	
<input type="checkbox"/> UNCLAIMED	<input type="checkbox"/> RETURNED
<input type="checkbox"/> ATTEMPTED NOT KNOWN	
<input type="checkbox"/> NO SUCH STREET	<input type="checkbox"/> VARIOUS
<input type="checkbox"/> BOX CLOSED	
<input type="checkbox"/> NOT DELIVERABLE AS ADDRESSED - UNABLE TO FORWARD	

MS. Teresa Black
 1996 Pelican Island
 Galveston, TX 77551

NMB
 CRS

NAME _____
 1st Notice _____
 2nd Notice _____
 Return _____

77568/0939

Fold at line over top of envelope to the right of the return address

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. ☐ Addressee's Address
 - 2. ☐ Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Teresa Bly
1996 Pelican

NOT DELIVERED - UNDELIVERABLE
NO SUCH NUMBER
MOVED, LEFT NO ADDRESS
INSUFFICIENT ADDRESS
NO RECEIPT
NO RETURN
NO SUCH NUMBER
MOVED, LEFT NO ADDRESS
INSUFFICIENT ADDRESS

4a. Article Number

P 442 086 385

4b. Service Type

- ☐ Registered ☐ Certified
- ☐ Express Mail ☐ Insured
- ☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.



Ralph D. Morris, M.D., M.P.H.
Executive Director

GALVESTON COUNTY HEALTH DISTRICT

GALVESTON COUNTY COORDINATED COMMUNITY CLINICS

PRIMARY HEALTH CARE
ENVIRONMENTAL HEALTH
PREVENTIVE HEALTH

February 3, 1998

Ms. Teresa Black
1996 Pelican Island
Galveston, TX 77551

Ms. Black,

Your attention is called to the property at 600 51st Street, Galveston, TX 77551. On this property are three fifty-five gallon barrels of used motor oil. There are also many five gallon buckets of solvents and other unidentified fluids on the property as well as contaminated soil resulting from the mishandling of the materials listed above. The storage and mishandling of the used motor oil is in direct violation of The Texas Health and Safety Code, Subchapter C, Section 371.041. In addition to the automotive waste, there is also a large amount of solid waste that has been dumped on the property. The solid waste dumping constitutes a violation of The Texas Health and Safety Code, Subchapter B, Section 341.013.

Although the taxing entities have foreclosed on this property, under The Texas Health and Safety Code, Subchapter I, Section 361.271, the political subdivision that foreclosed on the property is not responsible for the clean-up. Under this new provision, the status of the "Responsible Party" falls back to the former owner / operator.

You are therefore notified to initiate clean-up of the property within five working days from receipt of this notice. Contact our office as soon as possible to inform us of your intentions regarding full clean-up and documentation of the property in question. If at the expiration of this time the same conditions exist and no cause be shown, such further action will be taken as the law requires.

Notice mailed to:

Ms. Teresa Black
1996 Pelican Island
Galveston, TX 77551

Ms. Teresa Black
C/O R&T Towing
9821 Kriewald RD..
San Antonio, TX 78245

Inspection performed by:

Diana Stevens EHS II
Pollution Control Division
Case # 98-052

Date for reinspection: February 12, 1998



GALVESTON COUNTY HEALTH DISTRICT

GALVESTON COUNTY COORDINATED COMMUNITY CLINICS

Ralph D. Morris, M.D., M.P.H.
Executive Director

**PRIMARY HEALTH CARE
ENVIRONMENTAL HEALTH
PREVENTIVE HEALTH**

February 3, 1998

Ms. Teresa Black
C/O R&T Towing
9821 Kriewald Rd.
San Antonio, TX 78245

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GALVESTON COUNTY HEALTH DISTRICT

GALVESTON COUNTY COORDINATED COMMUNITY CLINICS

Ralph D. Morris, M.D., M.P.H.
Executive Director

PRIMARY HEALTH CARE
ENVIRONMENTAL HEALTH
PREVENTIVE HEALTH

February 13, 1998

Ms. Teresa Black
1996 Pelican Island
Galveston, TX 77551

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Notice mailed to:

Ms. Teresa Black
1996 Pelican Island
Galveston, TX 77551

Ms. Teresa Black
C/O R&T Towing
9821 Kriewald RD..
San Antonio, TX 78245

Inspection performed by:


Diana Stevens EHS II
Pollution Control Division
Case # 98-052

Date for reinspection: February 23, 1998



GALVESTON COUNTY HEALTH DISTRICT

P.O. BOX 939

LA MARQUE, TEXAS 77568

FAX TRANSMITTAL

TO: City of Galveston/Code

ATTENTION: Officer Jim Puccetti

FAX # 762-1821

FROM: DIANA STEVENS

DEPT: Pollution Control

FAX# 409-938-2321

PHONE # 409-938-2286

SUBJECT: 100 51st Street - Report to Date

MESSAGE: Officer Puccetti, DATE: 1/23/98

Find attached my report (to date) on the property listed above. I have faxed the same to City Attn. Gervais, and asked him which of our offices they would prefer to have follow-up with the case. I am presently awaiting any report or additional information TNRCC may have on the case as well. I am developing a copy of my file to give you if the City prefer to have your office continue with the case.

Thanks, Diana Stevens

IF ANY PAGES ARE MISSING, PLEASE CALL US AS SOON AS POSSIBLE AT _____

☐ PLEASE REPLY

☒ NO REPLY

OF PAGES 3
INCLUDING THIS SHEET

CHD Water Complaint Investigation

I.D. # :	98-052	Complaint Type : Haz Mat
Complainant :	Referral from TNRCC	
Street Address :		
Mailing Address :		
Phone # Day :		
Phone # Evening :		
Phone # Other :		
Location of Complaint :	600 51 St Street	Date Occurred : Ongoing
City/Area of Complaint :	Galveston	Time Occurred :
Nature of Complaint :	Oil dumped on ground, solid waste dumped on ground, open containers of hazardous chemicals, abandoned 55 gal drums of used motor oil on property.	
Date Recorded :	12/10/97	
Time Recorded :	4:15 PM	
Recorded By :	Ron Schultz	

Date Investigated :	12/11/97	Time Investigated : 10:00 AM
----------------------------	----------	-------------------------------------

Disposition : TNRCC Investigator Billie Zaportez (713-767-3634) was closing outstanding cases left to her. Requested our office go out to complete investigation. I was informed by TNRCC that the City was in process of foreclosing on property. TNRCC relayed that there had been an environmental assessment done in 1993, and that the city was in the process of evicting the present tenants. Visited property 12/11/97. Found 3 fifty-five gallon barrels of what appeared to be motor oil. There was a significant amount of oil spilled and dumped on to ground. There were 2 open one gallon paint cans full of rain water, and 8-10 five gallon buckets of what appeared to be solvents. There was oil stained from soil, and a lack of vegetation along the entire east wall of the garage facility. There were other smaller areas that appeared to be oil contamination on the property as well. There were 3 other unidentified barrels on the property and a large amount of miscellaneous solid waste. Much of the contamination and barrels (excluding the solid waste) appeared to have been there for well over a year due to the level of damage and apparent age of barrels. Present tenant is Wade's Auto Sales. Interviewed Mike Davis, Wade Wallace and two employees. Reviewed their methods of oil disposal determined them to be acceptable. Based on Wades tenure at location and their present disposal methods, ruled out Wades as responsible party. Noted that there had been another tenant recently renting the back garage bay closest to where the oil contamination was. The Company was Jackson Field Services. Owner identified as Shawn D. Jackson. Located Mr. Jackson as of 12/22/97 and interviewed him regarding his tenure at that location and his method of oil disposal. Found and interviewed witness that corroborated Mr. Jackson's appropriate disposal of motor oil. Mr. Jackson was also ruled out as responsible party. Began researching present whereabouts of property owner as listed by the Central Appraisal District records. I found two locations, and several commercial vehicles not listed on the tax rolls. The locations for Ms. Black were: 1996 Pelican Island, Galveston TX 77551 and her business address in San Antonio: R & T Towing 9821 Kriewald Rd. San Antonio TX 78245 ph# 210-675-5513. Wades personnel reported that Ms. Black has come back to property frequently to drop off "more junk." They reported that when they told her she couldn't "dump stuff here" she said "I don't care the City is going to have to clean this up." I had been persuing Ms. Black as the property owner and hence the ultimate responsible party, until I was informed that the City had already taken legal control of the property as of 12/8/97. I discussed the responsibility issue with representatives of the TNRCC, Harris County Pollution Control, and the Harris County D.A. Env. Division. The general consensus was that the City would then as the new "owners" be responsible for the clean-up of the site. This was in direct contradiction to what the Asst. City Attorney Robert Gervais (409-766-2152,) and the Tax Foreclosure Attn. Karen Madden (409-765-5515 ext132) seemed to feel about the case. The City Attorneys cited a provision in the Health and Safety Code that allowed the city to not be held responsible under foreclosure procedures. Ms. Madden faxed me the provision they were referencing and it was so new that the agencies had not adjusted their procedures to accomodate it yet. The City's legal representatives were right in that the City could no longer be held as the "Responsible Party" but the Legal Services representative from the State TNRCC office, Tina Amberboy (512-239-4137) made a note that the City must disclose to any potential buyers everything that they know about the property to date. She said that failure to disclose would result in the city losing its immunity and that they would then become the responsible party. The good news for the city is that due to this change in the Health and Safety Code (Section 361.271) the actual responsible party (Ms. Black) may be persued for clean-up costs on the property. I received the file from the TNRCC on this property on 1/6/98 The File included a letter from Billie Zaportez as well as the Phase I and Phase II assessments that were done on the property in 1993. These documents show that much of the present problem on the site was there in 1993 and has not only not been improved, but has actually worsend since then. The assessments further expressed the needed (at that time) for a Phase III assessment which would involve more soil sampling of the property. The results from these assessments are no longer valid because of time passage and additional evidence

CHD Water Complaint Investigation

Responsible Party : Teresa Black - former owner and resident
Resolution :

Investigator : Diana Stevens
Date Completed : 1/21/98
Estimated Manhours : 8.00

Referred By : Billie Zaportez
Agency : TNRCC - Houston, Haz Mat
Phone : 713-767-3634

Reviewed:



GALVESTON COUNTY HEALTH DISTRICT
P.O. BOX 939
LA MARQUE, TEXAS 77568

FAX TRANSMITTAL

TO: TNRCC / IHU

ATTENTION: Billie Zaportez

FAX # 713-767-3646

FROM: DIANA STEVENS

DEPT: Pollution Control

FAX# 409-938-2321

PHONE # 409-938-2222

SUBJECT: 1000 51st Street

MESSAGE: Billie, DATE: 1/26/98

Please find enclosed my report on property
as of 1/23/98. Also find a copy of the Health
+ Safety Code Statute that Relieves the City of
responsibility. I spoke to Geary and if anyone that
the want to handle it. I asked - or bid - them
holding off on the sale so it doesn't relieve our
"responsible party." I'll file a notice on her
+ send her a N.O.V. ASAP.

D.S

IF ANY PAGES ARE MISSING, PLEASE CALL US AS SOON AS POSSIBLE AT _____

☐ PLEASE REPLY

☒ NO REPLY

OF PAGES 4
INCLUDING THIS SHEET

Health & Safety Code

SANITATION AND ENVIRONMENTAL QUALITY

§ 361.272

Title 5

SUBCHAPTER I. ENFORCEMENT; ADMINISTRATIVE ORDERS CONCERNING IMMINENT AND SUBSTANTIAL ENDANGERMENT

§ 361.271. Persons Responsible for Solid Waste

(a) For the purpose of this subchapter, a person is responsible for solid waste if the person:

- (1) is any owner or operator of a solid waste facility;
- (2) owned or operated a solid waste facility at the time of processing, storage, or disposal of any solid waste;
- (3) by contract, agreement, or otherwise, arranged to process, store, or dispose of, or arranged with a transporter for transport to process, store, or dispose of, solid waste owned or possessed by the person, by any other person or entity at:
 - (A) the solid waste facility owned or operated by another person or entity that contains the solid waste; or
 - (B) the site to which the solid waste was transported that contains the solid waste; or
- (4) accepts or accepted any solid waste for transport to a solid waste facility or site selected by the person.

(b) A political subdivision or an officer or employee of the political subdivision is not a person responsible for solid waste released or threatened to be released from a facility or at a site if:

- (1) the political subdivision acquired ownership or control of the facility or site through bankruptcy, tax delinquency, abandonment, or other circumstances in which the subdivision involuntarily acquired title to the facility or site by virtue of the subdivision's function as sovereign; and
 - (2) the political subdivision, officer, or employee did not cause or contribute to the release or threatened release of solid waste at the facility or site.
- (c) A political subdivision that is in a county with a population of 2.4 million or more or is in a county adjacent to a county with a population of 2.4 million or more and that builds or installs a drainage project on a site of a solid waste facility is not a person responsible for solid waste released or threatened to be released from the facility or at a site of the facility if:

- (1) the political subdivision acquired ownership or control of the facility or site through bankruptcy, tax delinquency, abandonment, or other circumstances in which the subdivision involuntarily acquired title to the facility or site by virtue of the subdivision's function as sovereign; and
 - (2) the plans for the drainage project have been submitted to and reviewed by the commission.
- (d) A political subdivision that builds or installs a drainage project under Subsection (c) is not subject to civil or criminal liability arising from the building or installation of the drainage project. This subsection does not apply to an injury or property damage claim that results from an act or omission of the political subdivision constituting gross negligence, recklessness, or intentional misconduct.

Amended by Acts 1993, 73rd Leg., ch. 153, § 1, eff. May 16, 1993; Acts 1995, 74th Leg., ch. 76, § 11.67, eff. Sept. 1, 1995.

§ 361.272. Administrative Orders Concerning Imminent and Substantial Endangerment

(a) The commission may issue an administrative order to a person responsible for solid waste if it appears that there is an actual or threatened release of solid waste that presents an imminent and substantial endangerment to the public health and safety or the environment:

- (1) from a solid waste facility at which solid waste is stored, processed, or disposed of; or
- (2) at any site at which one or more of those activities concerning solid waste have been conducted in the past, regardless of whether the activity was lawful at the time.

[See main volume for (b) and (c)]

Amended by Acts 1995, 74th Leg., ch. 76, § 11.68, eff. Sept. 1, 1995.

*Glen Hall
12/80*

*11/7/1001
Dash*

CHD Water Complaint Investigation

I.D. # :	98-052	Complaint Type : Haz Mat
Complainant :	Referral from TNRCC	
Street Address :		Street City :
Mailing Address :		Mailing City :
		Mailing Zip :
Phone # Day :		
Phone # Evening :		
Phone # Other :		
Location of Complaint :	600 51 St Street	Date Occurred : Ongoing
City/Area of Complaint :	Galveston	Time Occurred :
Nature of Complaint :	Oil dumped on ground, solid waste dumped on ground, open containers of hazardous chemicals, abandoned 55 gal drums of used motor oil on property.	
Date Recorded :	12/10/97	
Time Recorded :	4:15 PM	
Recorded By :	Ron Schultz	
Date Investigated :	12/11/97	Time Investigated : 10:00 AM
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Resolution :

Investigator : Diana Stevens
Date Completed : 1/21/98
Estimated Manhours : 8.00

Referred By : Billie Zaportez
Agency : TNRCC - Houston, Haz Mat
Phone : 713-767-3634

Reviewed:

EMERGENCY WRECKER SERVICES

EFFECTIVE JANUARY, 1985

1. Black's Wrecker Service - January Renewal
600 51st Street
Galveston, Tx. Owner: Teresa Black
744-0400
762-8088
2. Buck's Wrecker Service - February Renewal
7228 Broadway
Galveston, Tx. Owner: David Hadley
744-2717
744-5120
3. Lozano's Wrecker Service - February Renewal
6124 Ave. Q.
Galveston, Tx. Owner: Jonny F. Loranc
744-1431
744-4488
4. Tony Brothers' Wrecker Service - February Renewal
5907 Broadway
Galveston, Tx. Owner: Antonio Socias
744-1024
5. West End Wrecker Service
2317 67th Street
Galveston, Tx. Owner: William R. Ruttiger
6. Hadley's Wrecker Service - August Renewal
7220 Ave. J.
Galveston, Tx. Owner: Leslie Edward Hadley
762-4417
935-6877
7. Tropical Auto Enterprises - August Renewal
600 51st Street
Galveston, Tx. Owner: Ricky Black
762-8088
744-0400
8. Bosworth Wrecker Service - August Renewal
502 51st Street
Galveston, Tx. Owner: Larry Bosworth
744-0400
935-5826 Formerly: Terri's
9. Teresa's Wrecker Service - June Renewal
600 51st Street
Galveston, Tx. Owner: Teresa Black
744-0400
762-8088

10. Ace Wrecker Service - January Renewal
7220 Ave. J.
Galveston, Tx. Owner: David Hadley, Sr.
744-6120/
744-2717
11. Harnett's Wrecker Service - March Renewal
4427 Ave. J
Galveston, Tx. Owner: M.P. Harnett
762-7713
740-1118
12. Action Wrecker Service - January Renewal.
3628 West Jean Dr.
Galveston, Tx. Owner: Richard Romarc
764-6735 Kathleen Thomas
763-2133
13. Flower's Wrecker Service - October Renewal
5915 Ave. J.
Galveston, Tx. Owner: Flowers Pontiac
744-5711 Sam Tramonte, Vice President

GMRR:skp

From City of Galveston
Wrecker Service
Files From 1990.

D
P.

Proves Ms. Black
was on property
+ operating business
before 1993 Site
Assessment.

eston



766-2106

Blac ... Service/Tropical Auto Enterprises/
Teresa's Wrecker Service/Action Wrecker Service
ATTN: Teresa Black
600 51st Street
Galveston, TX 77551

Dear Mrs. Black:

The City of Galveston will be holding wrecker inspections during the week of February 5th through the 16th. Please be advised that you are expected to bring your vehicle(s) to the Ball Street parking lot at City Hall on the day and time specified below, weather permitting. In cases of inclement weather, inspection dates/times will be reassigned.

Please make sure that all required equipment is in place and functioning correctly, and that all permits and licenses are valid and properly displayed.

For additional information, you may contact the Planning Department at 766-2106.

Sincerely,

Wayne J. Johnson
Compliance Officer

WJJ/lc

Please report for inspection on: February 7th at 10:00 A.M.

M E M O R A N D U M

TO: Harold L. Holmes
Planning Director

DATE: April 25, 1990

FROM: Wayne Johnson
Compliance Officer

RE: Teresa Black & Richard
Romero Wrecker Services

At the request of the Risk Manager, we are temporarily removing the following wrecker companies from all of the City's police and junk car rotation lists because of insurance cancellation: Black's Wrecker Service, Tropical Auto Enterprises, Action Wrecker Service and Teresa's Wrecker Service.

The companies will be reinstated as soon as the Risk Manager receives a copy of their new insurance policy or a letter stating they have been reinstated from their insurance company. This will be effective immediately.

cc: Teresa Black
Richard Romero
Bob Ford, Risk Manager
Lisa Karlock, Communications
Doug Matthews, City Manager

NOTICE OF CANCELLATION OR NONRENEWAL

POLICY NO. 17742GY	ISSUED THROUGH AGENCY OR OFFICE AT: Universal Insurance Services, Inc Phoenix, Arizona	CANCELLATION OR TERMINATION WILL TAKE EFFECT AT: (DATE) 4/25/90 (HOUR—STANDARD TIME) 12:01 AM	DATE OF NOTICE 4/10/90
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COPY OF NOTICE SENT TO NAMED INSURED

IRANCE
PANY
National American Insurance Company
P.O. Box 30535
Lincoln, Nebraska 68503-0535

RECEIVED

APR 17 1990

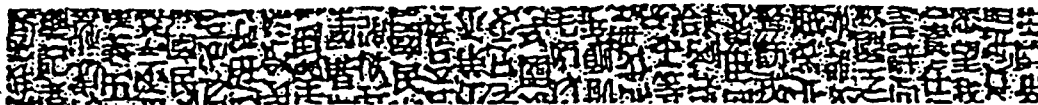
INSURANCE
CITY OF GALVESTON

IE AND
RESS
NSURED
Teresa Black & Richard Romero DBA: Ricky
Black's Wrecker Service, Tropical Auto Enterprises
Action Wrecker Service, Teresa's Wrecker Service
600 51st Street
Galveston, TX 77551

(Applicable item marked ☒)

CANCELLATION REASON (Applicable item marked <input checked="" type="checkbox"/>)	<input type="checkbox"/> You are hereby notified in accordance with the terms and conditions of the above mentioned policy that your insurance will cease at and from the hour and date mentioned above. If the premium has been paid, premium adjustment will be made as soon as practicable after cancellation becomes effective. If the premium has not been paid, a bill for the premium earned to the time of cancellation will be forwarded in due course.
	<input checked="" type="checkbox"/> You are hereby notified in accordance with the terms and conditions of the above mentioned policy that your insurance will cease at and from the hour and date mentioned above due to nonpayment of premium. A bill for the premium earned to the time of cancellation will be forwarded in due course.
	<input type="checkbox"/> You are hereby notified in accordance with the terms and conditions of the above mentioned policy that the above mentioned policy will expire effective at and from the hour and date mentioned above and the policy will NOT be renewed.

IMPORTANT NOTICE ☐ In compliance with the Fair Credit Reporting Act (Public Law 91-508), you are hereby informed that the action taken above is being taken wholly or partly because of information contained in a consumer report from the following consumer reporting agency:



TO LIENHOLDER:

You are hereby notified that the agreement under the Loss Payable Clause payable to you as Lienholder, which is a part of the above policy, issued to the above insured, is hereby cancelled (or terminated) in accordance with the conditions of the policy, said cancellation (or termination) to be effective on and after the hour and date mentioned above.

Michael J. Chappelle
Authorized Representative

INSURANCE COMPANY
National American Insurance Company

NAME AND ADDRESS
See attached list

CERTIFICATE/LEINHOLDERS

A. J. F.
130 McCarthy
Houston, TX 77029

Texas Dept. of Labor & Standards
E.O. Thompson State Office Bldg.
P.O. Box 12157
Austin, TX 78711

Galveston County Sheriff's Dept.
715 19th St.
Galveston, TX 77550

City of Galveston
P.O. Box 779
Galveston, TX 77553

Amoco Motor Club
P.O. Box 6325
Cerritos, CA 90702-6325

ATTACHMENT 8



GALVESTON COUNTY HEALTH DISTRICT

GALVESTON COUNTY COORDINATED COMMUNITY CLINICS

Ralph D. Morris, M.D., M.P.H.
Executive Director

PRIMARY HEALTH CARE
ENVIRONMENTAL HEALTH
PREVENTIVE HEALTH

RECEIVED
MAR 27 1998
REGION 12

March 26, 1998

Ms. Teresa Black
P.O. Box 16108
Galveston, TX 77552

Ms. Black,

Our office received your response to the notice we sent on February 13, 1998. Your letter was dated February 20, 1998. The Postmark on the envelope was March 24, 1998. The postmark date serves as the date of response, which put it over the 5 working day deadline for response. Our office has referred this case (# 98-052) to The Texas Natural Resource Conservation Commission due to the degree and historical nature of the contamination on site. The TRNCC will be handling further processing of this case. Any further correspondents you may have on this matter should be directed to their lead investigator for this case: Billie Zaporteza of the Industrial Hazardous Waste Section (address listed below.)

Sincerely,

Diana Stevens
Environmental Health Specialist II
Pollution Control Division

cc: Billie Zaporteza
TNRCC
Industrial Hazardous Waste Division
5425 Polk Street, Suite H
Houston, TX 77023-1423

February 21, 1997

Ms. Diana Stevens
Polling Center, Galveston

Dear Ms. Stevens:

This is in response to your letter dated February 12, in regards to the property at 600 East Street. I have no knowledge of 55 gallon drums of motor oil or 5 gallon buckets of other solvents. I vacated this property in June 1997. At that time there was nothing of this nature on the property. The property was leased to two tenants which are currently still occupying the premises. Any solid waste dumping you are referring to is also unknown by me.

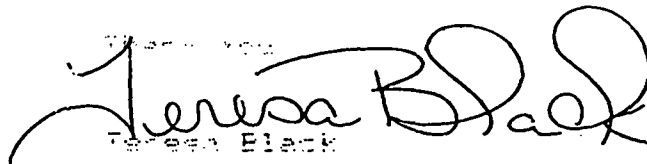
In December of 1997, I had requested two friends to complete the only clean up that involved me. This was a group of tires and several pieces of scrap metal. The police were summoned and these friends were advised to leave the premises. I contacted the city attorney who advised me I was not to do anything further with this property including cleaning up trash or removing any personal property. He advised anything that was there belonged to the city of Galveston and I should contact my own attorney if I was requesting access to this property. He said it all now belonged to the City of Galveston and it was the cities responsibility and it did not concern me.

My only suggestion at this point would be to contact the current tenant. When I left this property there was no such waste, solid or otherwise.

Notice mailed to:
Diana Stevens
P.O. Box 239
La Marque, Tx. 77566

Thank you

Teresa Black



Postmarked on
March 24th 1998
on Envelope
Received at GCHD
on 3/25/98